Karen Johnson
Batch # 1422769
05/20/2026 10:28:33 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260520-0045442

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESS
COUNTY OF DAVID

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 15th day of February, 2026.

Notary Public
My Commission Expires: 3/8/2028

ELAINA RIGGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/08/2028
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
421 Rudolph Trust PO Box 121859 Nashville, TN 37212	New Owner	Map/Parcel: 083-10-0-031.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **BRAD TURSI, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to the **421 RUDOLPH AVENUE TRUST, dated February 15, 2026** (hereinafter referred to as the "Grantee"), its beneficiaries and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 220 and 221 on the Plan of McEwen Place, of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Said Lots adjoin and front together 60 feet on the easterly side of Rudolph Street and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to Brad Tursi, an unmarried man, by Deed dated December 22, 2015 from Steven Thomas Moakler and Gracie Moakler, husband and wife, of record in Instrument No. 20151223-0129419, Register's Office for Davidson County, Tennessee.

This is improved property known as: 421 Rudolph Ave, Nashville, Tennessee 37216.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions

and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of February, 2026.

GRANTOR:

Brad Tursi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brad Tursi, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 15th day of February, 2026.

Notary Public

