Karen Johnson
Batch # 1423343
05/21/2026 08:20:46 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260521-0045831

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Michael A. Cassidy, Trustee Michael A. Cassidy Trust 66 Highland Street Hyde Park, MA 02136	NEW OWNERS	161-11-0A-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Cassidy** "the Grantor," conveys and quitclaims unto **Michael A. Cassidy, Trustee of the Michael A. Cassidy Trust, a written trust dated April 23, 2026, or the successor(s) in trust** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Townhouse 2 on the Plan of Huntington Ridge Townhouse of record in Book 4675, page 9 and amended in Book 9700, page 846 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Michael Cassidy by Warranty Deed from Constance L. Moore, an unmarried woman, dated August 15, 2022, and recorded on August 16, 2022, in Instrument No. 20220816-0092657 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 23rd day of April, 2026.

_____(SEAL)
Michael Cassidy

COMMONWEALTH OF MASSACHUSETTS)
)
COUNTY OF PLYMOUTH)

On this 23rd day of April, 2026, before me, the undersigned notary public, personally appeared **Michael Cassidy**, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to bé the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

CHRISTOPHER R. DONATO
Notary Public
Commonwealth of Massachusetts
My Commission Expires November 27, 2031

_____
Christopher R. Donato, Notary Public
My commission expires: 11/27/2031

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF PLYMOUTH

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

_____
Michael Cassidy (Affiant)

_____
Christopher R. Donato, Notary Public My commission expires: 11/27/2031

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

_____
(Affiant)

_____
Notary Public My commission expires: 12-1-27