QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1442528 DEEDQC
07/06/2026 01:37:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260706-0060541

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALLI PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
FELIX SAPIENZA AND NORA J. SAPIENZA AND SHANON JOANN SAPIENZA	**SAME**	
(NAME) **605 Merrylodge Court**	(NAME)	**060-11-0A-047.00-CO**
(ADDRESS) **Nashville, TN 37207**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **FELIX SAPIENZA AND NORA J. SAPIENZA, HUSBAND AND WIFE, AND SHANON JOANN SAPIENZA, UNMARRIED,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO : **FELIX SAPIENZA AND NORA J. SAPIENZA, HUSBAND AND WIFE, AND SHANON JOANN SAPIENZA, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 74 AND 75 ON THE PLAN OF FINAL PLAT, SECTION FOUR, PINE RIDGE OF RECORD IN PLAT BOOK 9700, PAGE 178, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO FELIX SAPIENZA AND NORA J. SAPIENZA, HUSBAND AND WIFE, AND SHANON JOANN SAPIENZA, UNMARRIED BY QUITCLAIM DEED FROM FELIX SAPIENZA AND NORA J. SAPIENZA, HUSBAND AND WIFE OF RECORD IN INSTRUMENT NO. 20220526-0061499, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 13, 2022 AND RECORDED ON MAY 26, 2022.

This is Improved Property commonly known as: 605 Merrylodge Court, Nashville, TN 37207.

***The purpose of this instrument conveyance is to add the "Joint Tenants with Rights of Survivorship" verbiage to the Grantee's vesting.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signature pages to follow]

Witness my hand this the 22nd day of June, 2026.

FELIX SAPIENZA Id. #: 5432-033-38-000-0

STATE OF Florida

COUNTY OF Palm Beach

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, Felix Sapienza, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2026.

Notary Signature

My commission expires: 06/07/2030

HENRY RENAUD
Notary Public-State of Florida
Commission # HH 797331
My Commission Expires
June 07, 2030

Witness my hand this the 2 day of JULY, 2026.

SHANON JOANN SAPIENZA

STATE OF Tennessee

COUNTY OF Davidson

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, Shanon Joann Sapienza , the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of JULY, 2026.

Notary Signature

My commission expires:

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Witness my hand this the 22ND day of June, 2026.

Nora J Sapienza

NORA J. SAPIENZA

SS #/DL: S132-630-55-770-0

STATE OF Florida

COUNTY OF Palm Beach

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, Nora J. Sapienza, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22ND day of June, 2026.

Notary Signature

My commission expires: 06/07/2030

HENRY RENAUD
Notary Public-State of Florida
Commission # HH 797331
My Commission Expires
June 07, 2030

Certificate of Authenticity

I, BRANDON LIPPMAN, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 2, 2026.

Date

Affiant Signature

July 2, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of July, 20 26.

Notary's Signature

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)

