Karen Johnson
Batch # 1447961
07/16/2026 11:35:34 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260716-0064445

THIS INSTRUMENT PREPARED BY:
Katlin R. Warner, Esq.
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville. TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Truxton Trust, Trustee of the Shady Grove Trust 213 Shady Grove Nashville, TN 37214	NEW OWNER	084 16 0 168.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, and for the express purpose of distributing a trust pursuant to the terms thereof, RICHARD MARK CORAZZA, TRUSTEE OF THE SHADY GROVE TRUST U/T/A DATED APRIL 28, 2020, AS AMENDED AND RESTATED BY THE REVOCABLE TRUST AGREEMENT OF LILLIAN CORAZZA AMENDING AND RESTATING THE SHADY GROVE TRUST DATED MAY 23, 2023 ("Grantor") by these presents does hereby quitclaim and convey to TRUXTON TRUST, SUCCESSOR TRUSTEE OF THE LILLIAN CORAZZA REVOCABLE LIVING TRUST U/T/A DATED JULY 7, 2020 AS AMENDED AND RESTATED BY THE SEVENTH RESTATEMENT OF THE LILLIAN CORAZZA REVOCABLE LIVING TRUST AGREEMENT DATED OCTOBER 15, 2025, its successors and assigns, all of Grantor's right, title and interest in certain property located in Davidson County, Tennessee more particularly described as follows:

A tract of land in the Third, formerly Second, Civil District of Davidson County, Tennessee, known as Lot No. 20 on the unrecorded Map of Donelson Heights Subdivision, as shown on Plan by Erle Drake, Surveyor, July 9, 1921, and described as follows:

Beginning at a point in the easterly margin of a 30 foot unnamed Avenue shown on said Drake survey, the common corner of Lots Nos. 19 and 20, said point being 727 feet north of the north margin of the Lebanon Pike; thence with the line between Lots Nos. 19 and 20, easterly 200 feet to the west line of Lot No. 23; thence with the line between Lots Nos. 20 and 23, northerly 100 feet to the corner of Lot 21; thence with the line between Lots Nos. 20 and 21, westerly 200 feet, to the margin of said unnamed Avenue; thence with the margin of the same, southerly 100 feet to the beginning.

Being the same property conveyed to Richard Corazza, Trustee of the Shady Grove Trust dated April 28, 2020, by quitclaim deed of record in Instrument No. 20200501-0045589.

This is improved property known as 213 Shady Grove, Nashville, TN 37214.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

Grantor conveys in his fiduciary capacity only.

WITNESS my hand this 14 day of July, 2026.

RICHARD MARK CORAZZA, TRUSTEE OF THE SHADY GROVE TRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, RICHARD MARK CORAZZA, Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14 day of July, 2026.

Notary Public

My Commission Expires:
3-6-2029

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(viii) as being the implementation of the distribution of real property to a trust beneficiary. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

KEEGAN FORNOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2029