Karen Johnson Davidson County
Batch# 1448769 DEEDQC
07/17/2026 10:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260717-0064834

Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Lisa Taverrite
Address: 44539 Vista Del Mar
Temecula
State: CA Zip Code: 92590

Map and Parcel ID #: 093-06-1J-076.00-C

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Lisa Anne Taverrite (aka Lisa A. Taverrite), a single woman, whose husband, Michael Dominic Taverrite, passed away on January 6, 2026, making her the surviving tenant by the entirety (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Lisa A. Taverrite, Trustee, or her successors in interest, of the Taverrite Living Trust dated November 20, 2020, and any amendments thereto (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

SEE EXHIBIT A

EXHIBIT A

A certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 1414, together with the appurtenant common elements of the plan of Viridian Condominium, a condominium development, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated, and as established by Master Deed and By-Laws establishing a Horizontal Property Regime of Viridian, a Condominium, of record in Instrument No. 20061004-0122833, as revised and amended in Instrument No. 20061004-0122834; Instrument No. 20070711-0082578; Instrument No. 20100616-0046702; Instrument No. 20111006-0077592; Instrument No. 20120802-0068536; Instrument No. 20140128-0007721; as corrected by Scrivener's Affidavit of record in Instrument No. 20140530-0046816; and further amended in Instrument No. 20171002-0100849; Instrument No. 20180510-0045059; and in Instrument No. 20191211-0127973, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the site plan appearing as Exhibit to said Master Deed, as amended, for a more complete description as to details and location of such Unit.

Being the same property conveyed to Laura Kacyn Goranson, an unmarried woman and David Allen, an unmarried man by Warranty Deed from William Robinson, unmarried, dated August 25, 2017, recorded August 25, 2017, of record in Instrument No. 20170825-0087729, Register's Office for Davidson County, Tennessee.

This is improved property located at: **415 Church Street, Apt 1414, Nashville, TN 37219.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

Being the same property conveyed in Instrument 20201030-0126444

Grantor's Signature

Lisa A. Tavernite

Grantor's Name

California Acknowledgement:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On 07/08/2026, 2026, before me, Ryan Willson, a Notary Public, personally appeared Lisa Tavernite, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RYAN WILLSON
COMM. #2533675
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
SEPTEMBER 28, 2029

Signature _____ (Seal)

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 10.00.

Affiant

California Jurat:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF San Diego)

SUBSCRIBED AND SWORN TO (or affirmed) before me on this 8th day of July, 2026, by Lisa Tavernite, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

RYAN WILLSON
COMM. #2533675
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
SEPTEMBER 28, 2029

Signature _____

Ryan Wilson

Name (Typed or Printed)

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 7/8/26 (date of document).

Affiant Signature

7/14/26
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 14 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

