Karen Johnson Davidson County
Batch# 1449203 DEEDQC
07/20/2026 11:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260720-0065357

Name and Address of New Owner:
Antonio & Nataliya Di Cristo
5137 Fredericksburg Way E
Brentwood, TN 37027.

Send Tax Bills To:
Texana Bank, N.A.
3629 Richmond Road
Texarkana TX 75503

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 171-03-0A-018.00-CO

QUITCLAIM DEED

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, **Antonio Di Cristo, a married man,** "the Grantor," convey and quitclaim unto **Antonio Di Cristo and Nataliya Di Cristo, husband and wife,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, Being Lot No. 120 on the Plan of Section 1B, Fredericksburg, of record in Book 7900, page 509 as amended in Book 7900, page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.
>
> Being the same property conveyed to Reba C. Manning by Warranty Deed from Patricia Ledford of record in Book 10545, Page 639, Register's Office for Davidson County, Tennessee, dated July 28, 1997 and recorded on July 29, 1997. Reba C. Manning a/k/a Reba Ann Carter Manning died on or about April 26, 2026. Her estate being probated in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Docket No. 26P-850.
>
> Being the same property conveyed to Antonio Di Cristo, a married man, by Warranty Deed from William Gary Manning, Executor of the Estate of Reba Ann Carter Manning, Deceased, of record in Instrument No. **202607170065020** , Register's Office for Davidson County, Tennessee, dated July 15, 2026, and recorded July **17** , 2026.
>
> FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 5137 Fredericksburg Way E, Brentwood, TN 37027.

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.

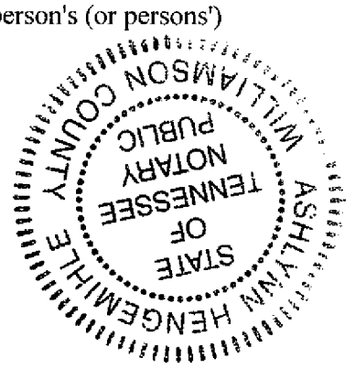
IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 15th day of July, 2026.

_____(SEAL)
Antonio Di Cristo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of July, 2026, before me personally appeared Antonio Di Cristo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of July, 2026.

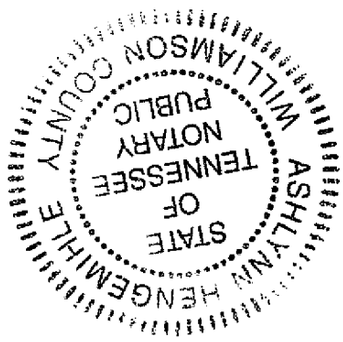


Notary Signature
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of July, 2026.

Notary Signature
My commission expires: 11/28/27

202607200065357

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 7/15/26.

Affiant Signature 7/15/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of July, 2026.

Notary Signature

My Commission Expires: 5/12/30

