Karen Johnson Davidson County
Batch# 1449245 DEEDQC
07/20/2026 12:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260720-0065420

Name and Address of New Owner:
Ficarra Management, LLC
P.O. Box 278015
Miramar, FL 33027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 181100A34800

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, **Lizbeth M. Ficarra, an unmarried married,** "the Grantor," convey and quitclaim into **Ficarra Management, LLC, a Tennessee limited liability company,** "the Grantee," all its interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 922 on the Autumn Oaks Subdivision, Phase 9 of record in Instrument No. 20150609-0053998, in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Lizbeth M. Ficarra, an unmarried woman by Warranty deed from Daniel R. Johnson and Kathryn Irene Johnson, husband and wife, dated July 22, 2022 and filed of record in Instrument No. 20220725-0084656, in the Register's Office for Davidson County, Tennessee.
>
> Improved property known as: 7713 Tranquil Trail, Brentwood, TN 37027

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, 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 has executed this Quitclaim Deed on the 25 day of June, 2026.

_____(SEAL)
Lizbeth M. Ficarra

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Lizbeth M. Ficarra 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 25 day of June, 2026.

_____
Notary Signature
My commission expires: 05/09/2027

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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-**, 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 Davidson

Sworn to and subscribed before me this 25 day of June, 2026.

_____
Notary Signature
My commission expires: 05/09/2027

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/25/26 (date of document).

Connie Taylor
Affiant Signature

6/25/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.3.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY