Karen Johnson Davidson County
Batch# 1450327 DEEDQC
07/22/2026 08:30:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260722-0066174

AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive
Suite 410
Moon Township, PA 15108
File No. 388554

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 072050N06300CO

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 13th day of July, 2026, by and between **Lauren C. Stellato, who acquired title as Lauren C. Tidwell, a married woman, joined by spouse, Brandon Stellato**, residing at 3059 Edwin Circle, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Lauren C. Stellato and Brandon Stellato, a married couple, as tenants by the entirety,** residing at 3059 Edwin Circle, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3059 Edwin Circle, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 12/21/2023 under Instrument No. 20231221-0098446 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Lauren C. Stellato

Lauren C. Stellato, who acquired title as Lauren C. Tidwell

Brandon Stellato

STATE OF TN.
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Lauren C. Stellato, who acquired title as Lauren C. Tidwell and Brandon Stellato**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, this 13th day of July, 2026.

Notary Public

My Commission expires: May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Lauren C. Stellato

Affiant Lauren Stellato

Print Name: Brandon Stellato

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 13th day of July, 2026.

Unity Anderson

Notary Public
My Commission Expires: May 8, 2029

Name and address for person(s) responsible for taxes:

Lauren C. Stellato and Brandon Stellato
3059 Edwin Circle
Nashville, TN 37207

Name and address of property owner:

Lauren C. Stellato and Brandon Stellato
3059 Edwin Circle
Nashville, TN 37207

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 63 of High View Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing High View Cottages, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20201216-0148666, as amended in Instrument No's. 20210204- 0016516 and 20230406-0025206, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Parcel ID: 072050N06300CO

Property commonly known as: 3059 Edwin Circle, Nashville, TN 37207

Tennessee Certification of Electronic Document

I, Harley Grimm, 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 7/13/2026 (date of document).

Affiant Signature

7/20/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-15-28

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2028
Commission number 1387936
Member, Pennsylvania Association of Notaries