Karen Johnson Davidson County
Batch# 1452717 DEEDQC
07/30/2026 11:50:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260730-0070245

AFTER RECORDING RETURN TO:
Essent Title Insurance, Inc.
400 Rouser Road
Bldg 2, Suite 500
Coraopolis, PA 15108
File No. TN26112518BAPW

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

Tax ID No.: 091063B00200CO

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 27th day of July, 2026, by and between **Nicholas Alexander Deluna and Tasia Georgette Deluna FKA Tasia Georgette Tsiplakos, husband and wife, who both acquired title as unmarried, as joint tenants with rights of survivorship,** residing at 909B Marilyn Rd. Nashville, TN 37209-1928, hereinafter referred to as Grantor(s) and **Nicholas Alexander Deluna and Tasia Georgette Deluna, husband and wife, as joint tenants with rights of survivorship,** residing at 909B Marilyn Rd. Nashville, TN 37209-1928, 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: 909B Marilyn Rd. Nashville, TN 37209-1928

Being the same property conveyed to the Grantor(s) in a Deed recorded on 03/06/2024 under 20240306-0015652 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.

Nicholas Alexander Deluna

Nicholas Alexander Deluna

Tasia Georgette Deluna FKA Tasia Georgette Tsiplakos

Tasia Georgette Deluna FKA Tasia Georgette Tsiplakos

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Nicholas Alexander Deluna** and **Tasia Georgette Deluna FKA Tasia Georgette Tsiplakos** 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 Tennessee, this 27th day of July, 20 26.

Tressie M Lewis

Notary Public

My Commission expires: 11/08/2028

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

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

Affiant

Print Name: Nicholas Alexander Deluna Tasia Georgette DeLuna

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 27th day of July, 2026.

Notary Public
My Commission Expires: 11/08/2028

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

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

Nicholas Alexander Deluna and Tasia Georgette Deluna
909 Marilyn Road
Nashville, TN 37209

Name and address of property owner:

Nicholas Alexander Deluna and Tasia Georgette Deluna
909 Marilyn Road
Nashville, TN 37209

EXHIBIT A
LEGAL DESCRIPTION

The following described real property situated in the County of Davidson and the State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit B, of 909 Marilyn Road Cottages, as shown in the Declaration of Covenants, Conditions and Restrictions for 909 Marilyn Road Cottages, of record in Instrument No. 20161220--0133514, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tax ID: 091063B00200CO

NOTE: The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Being that parcel of land conveyed to Nicholas Alexander Deluna, an unmarried person, and Tasia Georgette Tsiplakos, an unmarried person, as joint tenants with rights of survivorship from Jackson Coursey, a married man by that Deed dated 3/1/2024 and recorded 3/6/2024 in Official Records Document No. 20240306-0015652 of the Public Records of Davidson County, TN.

Property commonly known as: 909B Marilyn Rd. Nashville, TN 37209-1928

True Copy Certification
State of Tennessee

I, Nicole Desidero, 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 7/27/26.

Nicole Desidero
Affiant Signature

7/28/26
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 28th day of July, 2026.

Amy Gishbaugher
Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Amy Gishbaugher, Notary Public
Allegheny County
My commission expires April 3, 2029
Commission number 1457923
Member, Pennsylvania Association of Notaries

My Commission Expires:

4/3/29

(seal)