Karen Johnson Davidson County
Batch# 1456121 DEEDQC
08/06/2026 10:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260806-0072411

This Instrument Prepared By:
Reginald P. Harrion, Esq.
o/b/o DeedPro
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Tara Lynn Fiorita, et al	Tara Lynn Fiorita, et al	Map/Parcel: 085 14 0B 015.00
1035 Nave Court	1035 Nave Court	
Nashville, TN 37214	Nashville, TN 37214	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Tara Lynn Fiorita, formally known as Tara Lynn Bailey and Jeffrey Mark Fiorita, wife and husband** by these presents do hereby quitclaim and convey unto the said **Tara Lynn Fiorita and Jeffrey Mark Fiorita, wife and husband,** Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to update last name.

This is unimproved ( ) property known as 1035 Nave Court, Nashville, TN 37214
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 30th day of July, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Tara Lynn Fiorita

Jeffrey Mark Fiorita

F/K/A Tara Lynn Bailey

ACKNOWLEDGMENT

STATE OF Tennessee)
SS
COUNTY OF Davidson)

Personally appeared before me, Thomas Dallas Ewing III, a Notary Public in and for said County and State, Tara Lynn Fiorita f/k/a Tara Lynn Bailey and Jeffrey Mark Fiorita the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at Davidson County Tennessee this 30th day of July, A.D., 2026

NOTARY STAMP/SEAL

THOMAS DALLAS EWING III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Notary Commission Expires: 5-3-2027

AFFIDAVIT OF VALUE

STATE OF Tennessee)
SS
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (4).

Subscribed and sworn to before me this the 30th day of July, 2026

(Affix Seal)

THOMAS DALLAS EWING III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant - Jeffrey Mark Fiorita

Notary Public

My Commission Expires: 5-3-2027

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE FINAL PLAT OF DONELSON DOWNS OF RECORD IN INSTRUMENT NO. 20190221-0015852, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to Tara Lynn Bailey and Jeffrey Mark Fiorita, wife and husband by Deed from BMCH Tennessee, LLC, a Delaware limited liability company of record as Document No. 20200401-0034818, said Register's Office.

Certificate of Authenticity

I, Tracey L. Rusin, 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 07 / 30 / 2026.

Date

Tracey L Rusin

Affiant Signature

07 / 31 / 2026

Date

State of New York

County of Monroe

Sworn to and subscribed before me this 31 day of July, 20 26.

Christine N. Lawson

Notary's Signature

Notary Signature

My Commission Expires: 02/22/2028 Date

Notary's Seal (if on paper)

Christine N. Lawson
Notary Public, State of New York
Reg. No. 01LA6337415
Qualified in Ontario County
Commission Expires February 22, 2028