Return to end

Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

BRIAN PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 19 day of August, 2026.

Notary Public
My commission expires: 09/07/26

Karen Johnson Davidson County
Batch # 1462513 DEEDQC
08/20/2026 04:02:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260820-0077831

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, OR ANY TAX RAMIFICATIONS FROM SUCH CONVEYANCE, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Stephen Ray Mariucci II And Devin Nicole Mariucci, Co-Trustees 910 Montrose Avenue Nashville, TN 37204	New Owner	118-01-0-301.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Stephen R. Mariucci, II, and Devin Nicole Dilday, husband and wife,** hereinafter the Grantors, by these presents, do hereby quitclaim and convey to **Stephen Ray Mariucci II and Devin Nicole Mariucci, as Co-Trustees, or their successor trustees in interest as they may appear, of The Stephen and Devin Mariucci Living Trust, U/A dated August 19, 2026, and any amendments and/or restatements thereto,** hereinafter Grantees, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 97, on the Plan of Montrose Place, of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen R. Mariucci, II a single man and Devin Nicole Dilday, a single person as Tenants in Common with Right of Survivorship, by Deed from Imaan Ferdowsi, a married man, dated April 20, 2021, recorded April 21, 2021, in Instrument No. 20210121-0053524, Office of the Register of Deeds of Davidson County, Tennessee.

Stephen R. Mariucci II and Stephen Ray Mariucci II is one and the same person.

Devin Nicole Dilday and Devin Nicole Mariucci is one and the same person.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(1)(C)(vi) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantors to themselves as Co-Trustees of their living trust.

This is improved property known as 910 Montrose Avenue, Nashville, TN 37204.

Witness my hand this 19 day of August, 2026.

Stephen R. Mariucci II

Devin Nicole Mariucci

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Stephen R. Mariucci II and Devin Nicole Mariucci**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19 day of August, 2026.

My commission expires: 09/07/26

Notary Public
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON