QUITCLAIM DEED

From: **ANNE CRISAFULLI**

To: **MATTHEW MANISCALCO**

This instrument prepared by:
Ryan A. Claxton
Fort, Holloway & Saylor, LLC
517 Cummins Street
Franklin, TN 37064

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO T.C.A. § 67-4-409(a)(3)(F) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO T.C.A. § 67-4-409(a)(5)

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel No.**
Matthew Maniscalco 9681 Highway 96 Nashville, TN 37221	Same	178—079.00

FOR AND IN CONSIDERATION of the sum of zero ($0.00) dollars in accordance with the terms and conditions of the Final Decree of Divorce in that certain case styled ***Anne Catherine Crisafulli v. Matthew Lucas Maniscalco***, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 26D557, **Anne Crisafulli** (the "Grantor"), by these presents hereby sells, assigns and quitclaims unto **Matthew Maniscalco** (the "Grantee") all of Grantor's right, title and interest in and to a certain improved lot located at 9681 Highway 96, Nashville, Tennessee 37221, in Davidson County, Tennessee, to-wit:

Karen Johnson Davidson County
Batch # 1467595 DEEDQC
09/03/2026 08:40:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260903-0081539

A tract of land located in the Ninth Civil District of Davidson County, Tennessee and being generally bounded on the North by Wayne Groves, on the East by State Highway 96 on the South by the Raymond Rector property and the Edmond McCrickard property and on the West by the Wayne Groves property and being described according to a survey dated March 9, 2001 and prepared by Kevin L. Birdwell, R.L.S., 1797, 4060 Carters Creek Pike, Franklin, TN 37064, telephone (615) 791-0980, and being more particularly described as follows:

Beginning at an iron pin set in the west right-of-way line of State Highway 96, a 220 foot wide right-of-way, said pin being the northeast corner of the Raymond Rector property of record in Deed Book 9906, Page 811, R.O.D.C., Tennessee and being the southeast corner of the herein described tract of land and proceeding as follows: 1. Leaving the west right-of-way line of State Highway 96 and with the north line of the Rector property, S87°36'00"W, 334.28 feet to an iron pin found; thence 2. Continuing with the north line of the Rector property, S74°58'29"W, 412.40 feet to an iron pin found at the northeast corner of the Edmond McCrickard property of record in Deed Book 10041, Page 577, R.O.D.C., Tennessee; thence 3. With the north line of the McCrickard property, S52°51'31"W, 192.00 feet to an iron pin set, said pin being the southwest corner of the herein described tract of land; thence 4. Leaving the north line of the McCrickard property and with a new line of division thru the lands of the Wayne Groves, Et Ux property of record in Deed Book 8364, Page 259, R.O.D.C., Tennessee, N0°00'00"E, 406.85 feet to an iron pin set; thence 5. Continuing with said new line of division, N87°41'52"E, 859.04 feet to an iron pin set in the west right-of-way line of State Highway 96; thence 6. With said west right-of-way line, S07'31'02"E, 206.29 feet to the point of beginning and containing 220,082 square feet or 5.05 acres more or less.

TOGETHER WITH a 25 foot wide Ingress-Egress easement as originally set out in the Deed in Instrument No. 20010507-0046733 located on a tract of land in the Ninth Civil District of Davidson County, Tennessee and being described according to a survey dated March 9, 2001 and prepared by Kevin L. Birdwell, R.L.S., 1797, 4060 Carters Creek Pike, Franklin, TN 37064, telephone (615)791-0980, and being more particularly described as follows:

Commencing at an iron pin set in the west right-of-way line of State Highway 96, a 220 feet wide right-of-way, said pin being the northeast corner of the Raymond Rector property of record in Deed Book 9906, Page 811, R.O.D.C., Tennessee and being the southeast corner of Tract One of the Wayne Groves property and proceeding as follows: With said west right-of-way line, N7°31'02"W, passing an iron pin set at the northeast corner of Tract One at a distance 206.29 feet and a total distance of 253.16 feet to the point of beginning of the herein described easement.

With the centerline of a 25 foot wide Ingress-Egress Easement which lies 12.5 feet on either side of the following described lines: 1. Leaving the west right-of-way line of State Highway 96 and with the centerline of an existing gravel driveway, N82°10'28"W, 17.28 feet to a point; thence 2. Continuing with said gravel driveway, 104.70 feet along the arc of a curve to the right that has a radius of 112.21 feet to a point in the north line of Tract One of the Wayne Groves property, said curve has a chord bearing and distance of S58°11'31"W, 100.95 feet; thence 3. Continuing with the centerline of said gravel driveway and the north line of Tract One, S87°41'52"W, 139.21 feet to the westerly terminus of the herein described easement.

Being the same property conveyed to Matthew Maniscalco and Anne Crisafulli, husband and wife, by Warranty Deed from William Wilson Billips, married, recorded on December 13, 2024, of record as instrument no. 20241213-0096947, in the Register's Office of Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 31 day of August, 2026.

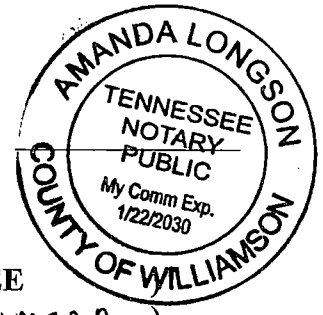
ANNE CRISAFULLI

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Anne Crisafulli**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of August, 2026.

My Commission Expires:



NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson)

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of $0.00.

ANNE CRISAFULLI

SWORN TO and subscribed before me on this the 31 day of August, 2026.

My Commission Expires:



NOTARY PUBLIC