Karen Johnson Davidson County
Batch# 1467631 DEEDQC
09/03/2026 09:15:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20260903-0081581

AFTER RECORDING RETURN TO:
Essent Title Insurance, Inc.
400 Rouser Road
Bldg 2, Suite 500
Coraopolis, PA 15108
File No. TN26111547

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

Tax ID No.: 127-00-0-288-00

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 24 day of August, 2026, by and between **Richard John Rey and Jacqueline Ann Rey, husband and wife and Charles Richard Rey who erroneously acquired title as Richard Charles Rey and Melissa Anne Rey, husband and wife, all as tenants in common with right of survivorship,** residing at 8258 Charlotte Pike, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Richard John Rey and Jacqueline Ann Rey, husband and wife and Charles Richard Rey and Melissa Anne Rey, husband and wife and Jeremy P. Bisceglia, a married man, all as tenants in common with right of survivorship,** residing at 8258 Charlotte Pike, Nashville, TN 37221, 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: 8258 Charlotte Pike, Nashville, TN 37221

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.

Richard John Rey **Jacqueline Ann Rey**

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Richard John Rey and Jacqueline Ann Rey** 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 _____, this _____ day of _____, 20_____.

_____
Notary Public

My Commission expires: _____

See attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On August 24, 2026, before me, Magid Ahmadinia, Notary Public,
personally appeared Richard John Rey and
Jacqueline Ann Rey

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

MAGID AHMADINIA
Notary Public - California
Orange County
Commission # 2455846
My Comm. Expires Aug 13, 2027

WITNESS my hand and official seal.

SIGNATURE

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Quit Claim Deed

Document Date: Number of Pages:

Signer(s) Other than Named Above:

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

WHO ERRONEOUSLY ACQUIRED TITLE AS

Charles Richard Rey who erroneously acquired title as Richard Charles Rey

Melissa Anne Rey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Charles Richard Rey and Melissa Anne Rey** 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 Nashville, TN, this 24th day of August, 20 26.

Karen R. Campbell
Notary Public

My Commission expires: May 8, 2029

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

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2029

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: Richard John Rey

Jacqueline Ann Rey

STATE OF California
COUNTY OF Orange

Subscribed and sworn to before me this 24 day of August, 2026.

Notary Public
My Commission Expires: 8/13/27

MAGID AHMADINIA
Notary Public - California
Orange County
Commission # 2455846
My Comm. Expires Aug 13, 2027

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

Richard John Rey, Jacqueline Ann Rey, ~~Charles Richard Rey, Melissa Anne Rey and Jeremy P. Bisceglia~~ Charles Richard Rey, Melissa Ann Rey and Jerem P. Bisceglia
8258 Charlotte Pike
Nashville, TN 37221

Name and address of property owner:

Richard John Rey, Jacqueline Ann Rey, Charles Richard Rey, Melissa Anne Rey and Jeremy P. Bisceglia
8258 Charlotte Pike
Nashville, TN 37221

EXHIBIT A
LEGAL DESCRIPTION

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the northerly margin of Charlotte Pike (Highway 70N) East of Charlotte Pike's intersection with Memphis-Bristol Highway and being more particularly described as follows:

Beginning at an iron pin in the northerly margin of Charlotte Pike, said pin being South 53 degrees 40 minutes 00 seconds West, 129.32 feet along said margin from the southwest corner of Mary Edith Smith of record in Deed Book 8017, Page 196, Register's Office for Davidson County, Tennessee; Thence, with said margin, South 53 degrees 40 minutes 00 seconds West, 5.00 feet to a point; thence, with a curve concave to the north having a Central angle of 00 degrees 59 minutes 29 seconds, a radius of 2825.00 feet and a chord of South 54 degrees 12 minutes 38 seconds West, 48.88 feet for an arc length of 48.88 feet to a point. Thence, leaving said margin, North 03 degrees 01 minutes 00 seconds East, 424. 99 feet to a point; thence, South 72 degrees 10 minutes 48 seconds West, 318.13 feet to a point in the east line of Mary K. Kirk, et all of record in Deed Book 10512, Page 786, Register's Office for Davidson County, Tennessee; thence with Kirk North 00 degrees 24 minutes 18 seconds West, 1010.01 feet to a point; thence, leaving Kirk' s line, South 89 degrees 00 minutes 00 seconds East, 228.96 feet to a point; thence, South 03 degrees 01 minute 00 seconds West, 709. 61 feet to a point; thence, South 89 degrees 00 minutes 00 seconds East, 178.90 feet to a point; thence, South 03 degrees 01 minutes 00 seconds West, South 84.39 feet to the point of beginning, containing 254,384 square feet of 5.84 acres, more or less.

Tax ID: 127-00-0-288-00

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 Richard John Rey and Jacqueline Ann Rey, husband and wife and Richard Charles Rey and Melissa Anne Rey, husband and wife, all as tenants in common with right of survivorship from Lester J. Becker and Christy J. Becker, husband and wife by that Deed dated 6/9/2017 and recorded 6/19/2017 in Official Records Instrument No. 20170619-0060975, of the Public Records of Davidson County, TN.

Property commonly known as: 8258 Charlotte Pike, Nashville, TN 37221

True Copy Certification
State of Tennessee

I, Nyeki Briseno, 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 8/24/26

Affiant Signature

8/25/26

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 25 day of Aug, 2026.

Notary's Signature

My Commission Expires:

4/3/29

(seal)

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