THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
1903 Old Hickory Boulevard
Old Hickory, TN 37138
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 2nd day of September, 2026.

Notary Public
My Commission Expires: 05/03/2027

Karen Johnson Davidson County
Batch# 1470362 DEEDQC
09/08/2026 04:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260908-0083344

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Cromwell Living Trust **1913 Shelby Avenue** **Nashville, Tennessee 37206**	**Cromwell Living Trust** **1913 Shelby Avenue** **Nashville, Tennessee 37206**	**083-14-0-346.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gabrielle Lopiano and Ashley Correll Lopiano f/k/a Ashley Correll, a married couple** ("Grantors"), by these presents does hereby Quitclaim and convey unto the **Cromwell Living Trust dated September 2, 2026**("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

BEING Lot No. 394 on the plan of Edgefield Land Company Third Subdivision, of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Gabrielle Lopiano and Ashley Correll, a married couple, by Warranty Deed from Martin Kerrigan and Autumn Kerrigan, husband and wife, dated June 2, 2022 and recorded June 17, 2022 in Instrument No. 20220617-0069539 in the Register's Office for Davidson County, Tennessee.

Pursuant to Tenn. Code Ann. § 66-24-121, the legal description contained herein is the same as that legal description contained in the previous deed of record.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **1913 Shelby Avenue, Nashville, Tennessee 37206**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 2nd day of September 2026.

GRANTORS:

Gabrielle Lopiano

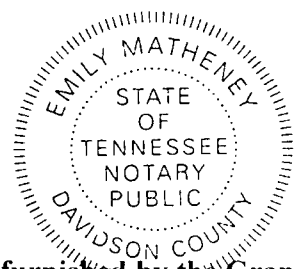
Ashley Correll Lopiano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of September 2026, before me personally appeared Gabrielle Lopiano and Ashley Correll Lopiano to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 2nd day of September 2026.

Notary Public
My commission expires: 05/03/2027
(SEAL)



This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Lyn Rogers, 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 September 2, 2026 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 2nd day of September, 2026.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of September, 2026.

Notary Public
My commission expires: 05/03/2027

(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY