Karen Johnson Davidson County
Batch # 1471801 DEEDQC
09/11/2026 09:22:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260911-0084403

This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
207 3rd Avenue N.
Franklin, TN 37064
(615) 200-8818

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Joseph Muscarella and Anahit Muscarella 9685 Kaplan Avenue Brentwood, TN 37027	Same as the New Owner	181-11-0E-019-00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **JOSEPH MUSCARELLA, unmarried and ANAHIT SIMONYAN, unmarried, as joint tenants with right of survivorship,** ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **JOSEPH MUSCARELLA and ANAHIT MUSCARELLA, husband and wife,** and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being all of Lot No. 19, Final Plat, Phase 1B, The Hill Property, according to survey and plat of same appearing of record in Instrument No. 20210818-0111925, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Joseph Muscarella, unmarried and Anahit Simonyan, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Aaron Ammon and Megan Ammon, husband and wife, dated September 2, 2022, recorded September 2, 2022, of record in Instrument No. 20220902-0099123 in the Register's Office of Davidson County, Tennessee. Anahit Simonyan and Anahit Muscarella are one in the same.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 25th day of August, 2026.

Affiant

Notary Public

My Commission Expires: _____

COVINGTON D. HORAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 12-10-2029

This is improved property known as 9685 Kaplan Avenue, Brentwood, TN 37027.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 25th day of August, 2026.

JOSEPH MUSCARELLA

ANAHIT SIMONYAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH MUSCARELLA**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 25th day of August, 2026.

Notary Public

My Commission Expires: _____

COVINGTON D. HORAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 12-10-2029

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANAHIT SIMONYAN**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 25th day of August, 2026.

Notary Public

My Commission Expires:_____

