Karen Johnson Davidson County
Batch # 1474628 DEEDQC
09/17/2026 11:27:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260917-0086697

THIS INSTRUMENT PREPARED BY:
Katlin R. Warner, Esq.
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville. TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Alisa C. Brown 2517 Lincoya Court Nashville, TN 37214	NEW OWNER	084 12 0 022.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, and for the express purpose of distributing a trust pursuant to the terms thereof, TRUXTON TRUST, SUCCESSOR TRUSTEE OF THE LILLIAN CORAZZA REVOCABLE LIVING TRUST U/T/A DATED JULY 7, 2020 AS AMENDED AND RESTATED BY THE SEVENTH RESTATEMENT OF THE LILLIAN CORAZZA REVOCABLE LIVING TRUST AGREEMENT DATED OCTOBER 15, 2025 ("Grantor") by these presents does hereby quitclaim and convey to ALISA C. BROWN, her heirs and assigns, all of Grantor's right, title and interest in certain property located in Davidson County, Tennessee more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Lincoya Hills Addition of record in Book 3106, page 66, Register's Office for said County.
>
> Said Lot No. 6 fronts 59.89 feet on the east terminus of Lincoya Court and extends back 172.4 feet on the southerly line and 222.64 feet on the northerly line, which is a broken line, to a dead line in the rear on which it measures 265 feet.
>
> Being the same property conveyed to Richard Corazza, Trustee of the Lillian Corazza Revocable Living Trust dated July 7, 2020, by quitclaim deed of record in Instrument No. 20200710-0075066.

This is improved property known as 2517 Lincoya Court, Nashville, TN 37214.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

Truxton Trust conveys in its fiduciary capacity only.

WITNESS its hand this 11 day of September, 2026.

TRUXTON TRUSTEE, SUCCESSOR TRUSTEE OF THE LILLIAN CORAZZA REVOCABLE LIVING TRUST

By: _____

Name: Charles Vance

Its: Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Charles Vance, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the VP Wealth Advisor of Truxton Trust, Successor Trustee, the within named bargainor, and that he as such trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of Truxton Trust, Successor Trustee by himself as such trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 11 day of September, 2026.

_____
Notary Public

My Commission Expires:
3-6-2029

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(viii) as being the implementation of the distribution of real property to a trust beneficiary. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

KEEGAN FORNOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2029