Karen Johnson Davidson County
Batch# 1475436 DEEDQC
09/21/2026 11:02:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260921-0087472

AFTER RECORDING RETURN TO:
Radian Settlement Services Inc.
1000 GSK Drive Suite 210
Coraopolis, PA 15108
File No. 1280821036

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

Tax ID No.: 08203027900

QUITCLAIM DEED

(DIVORCE W $) This deed is exempt from transfer tax pursuant to Sec. 67-4-409-(a) (v).

THIS DEED made and entered into on this 14 day of Sept, 2026, by and between **DONATO ALPHONSE D'ELIA, unmarried, and MALLORY P. D'ELIA, unmarried, who acquired title as husband and wife,** residing at 1122 Pennock Avenue, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **DONATO ALPHONSE D'ELIA, unmarried,** residing at 1122 Pennock Avenue, Nashville, TN 37207, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF CRUTCHER BROTHER'S SUBDIVISION OF RECORD IN PLAT BOOK 161, PAGE 158, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DONATO ALPHONSE D'ELIA AND MALLORY P D'ELIA, HUSBAND AND WIFE BY WARRANTY DEED FROM DANIEL A RASBACH AND WIFE ALANA M RASCBACH IN DATED DATE 11/21/2013 AND RECORDED DATE ON 12/3/2013, IN INSTRUMENT NUMBER 20131203-0123054, IN THE COUNTY RECORDS OF DAVIDSON, TENNESSEE.

Tax ID No.: 08203027900

Property Address: 1122 Pennock Avenue, Nashville, TN 37207

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.

DONATO ALPHONSE D'ELIA

STATE OF _____
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DONATO ALPHONSE D'ELIA,** 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, this 14 day of Sept, 2026.

Notary Public

My Commission expires: 07/03/28

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Mallory P. D'Elia
MALLORY P. D'ELIA

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MALLORY P. D'ELIA,** 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 14 day of Sept, 2026.

Notary Public

My Commission expires: 07/03/28

STATHOS DONNELL ANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

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.

Donato Alphonse D'Elia
Affiant

Print Name: Donato Alphonse D'Elia

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 14 day of Sept, 2026

Notary Public
My Commission Expires: 07/03/28

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

DONATO ALPHONSE D'ELIA
1122 Pennock Avenue
Nashville, TN 37207

Name and address of property owner:

DONATO ALPHONSE D'ELIA
1122 Pennock Avenue
Nashville, TN 37207

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, **Ondra E Cashaw Jr**, 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 **09/14/2026** (date of document).

Affiant Signature

09/14/2026
Date

State of **Pennsylvania**

County of **Allegheny**

Sworn to and subscribed before me this **14th** day of **September**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 08-23-2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JAMES REARDON - Notary Public
Allegheny County
My Commission Expires August 23, 2028
Commission Number 1385997