Karen Johnson Davidson County
Batch# 1476564 DEEDQC
09/23/2026 09:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260923-0088131

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. Affiant Sworn to and subscribed before me this 22nd day of September, 2026. Notary Public My Commission Expires 06/26/2028 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

VANESSA DOLBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06/26/2028

QUITCLAIM DEED

THIS INDENTURE, made this 22nd day of September, 2026, among:

JOSEPH CAVICCHI AND K'LYNN CAVICCHI, TRUSTEES OF THE CAVICCHI FAMILY TRUST DATED JANUARY 27, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BRIARWOOD RESIDENTIAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being all of Lot No. 24 on the Plan of Section Two, Elysian Meadows Addition, of record in Plat Book 2663, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph Cavicchi and K'Lynn Cavicchi, Trustees of the Cavicchi Family Trust dated January 27, 2025, by Quitclaim Deed from K'Lynn Cavicchi and Joseph Cavicchi, wife and husband, dated January 27, 2025, and recorded February 3, 2025, at Instrument No. 20250203-0008149, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 4804 Briarwood Drive, Nashville, TN 37211.

THIS DEED has been prepared solely upon information furnished by **Joseph Cavicchi and K'Lynn Cavicchi.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Trustee

JOSEPH CAVICCHI, TRUSTEE

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Joseph Cavicchi**, the within named bargainor(s), 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 official seal this 22nd day of September, 2026.

Vanessa Dolberry, Notary Public
My Commission Expires: 06/26/2028

VANESSA DOLBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2028

, Trustee

K'LYNN CAVICCHI, TRUSTEE

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **K'Lynn Cavicchi**, the within named bargainor(s), 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 official seal this 22nd day of September, 2026.

VANESSA DOLBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2028

Vanessa Dolberry, Notary Public
My Commission Expires: 6/26/2028

Owner Name & Property Address:

Briarwood Residential, LLC
495 Broadwell Drive, Unit B
Nashville, TN 37220

Responsible Party For Taxes:

Briarwood Residential, LLC
495 Broadwell Drive, Unit B
Nashville, TN 37220

Tax Map and Parcel: 146-04-91.00

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrations herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 22, 2026.

Affiant Signature

9/22/2026
Date

STATE OF TENNESSEE)
) **ss.**
COUNTY OF MAURY)

Sworn and subscribed before me this 22 day of September, 2026.

Notary Signature

My Commission Expires: 03/18/2030

[Seal]

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY