Karen Johnson Davidson County
Batch# 1477447 DEEDQC
09/25/2026 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $111.00
20260925-0089049

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Riley Day 712 Hart Ave Nashville, TN 37206	New Owner	082-08-0-234.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **DANA DEFABRIZO, a single woman,** by these presents do hereby quitclaim and convey unto **RILEY DAY, a single man,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, to-wit: Being Lot Number 21 on the Plan of McNish Subdivision of the J. W. McFerren 6 1/2-acre tract as of record in Book 57, Page 129, Register's Office for said County, to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dana Defabrizo and Riley Day as joint tenants with rights of survivorship by Warranty Deed from Elizabeth Grove Lamberton and Theordore Logan Stank, wife and husband, of record in Instrument No. 20220301-0022871 Register's Office for Davidson County, Tennessee, dated 15 February 2022, and recorded on March 1, 2022.

Being the same property conveyed to Theodore Logan Stank, a single man, and Elizabeth Grove Lamberton, a single woman by Warranty deed from 508 Investors, LLC of record in Instrument No. 20150702-0064004 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 02, 2015.

This transfer is being done as part of agreement in Marital Dissolution Agreement signed April 24, 2026 and finalized August 18, 2026. See Docket No. 26D-707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 30,000.00.

Affiant

Subscribed and sworn to before me this the
16 day of September, 2026.

Notary Public

My commission expires:
(Affix Seal)
1/24/28

CATHERINE DESMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16, day of September, 2026

Dana Defabrizo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dana Defabrizo, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 16 day of September, 2026.

Notary Public

My Commission Expires: 1/22/30

Nathan Bruccoliere
Davidson County
My Commission Expires 01/22/2030

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 16, 2026

Affiant Signature

25th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028