Karen Johnson Davidson County
Batch# 1478215 DEEDQC
09/28/2026 10:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260928-0089489

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2030

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Julie A. Cavallo
Affiant

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

Notary Public
My Commission Expires: _____

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Martyn J. Cavallo and Julie A. Cavallo, Trustees 3720 Richland Avenue Nashville, Tennessee 37205	SAME	104 09 0 070.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Martyn J. Cavallo and wife, Julie A. Cavallo**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by

the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Martyn J. Cavallo and Julie A. Cavallo, Trustees of the Martyn & Julie Cavallo Living Trust, established by the Revocable Trust Agreement of Martyn J. Cavallo and Julie A. Cavallo dated September 25, 2026**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 25th day of September, 2026.

Martyn J. Cavallo

Julie A. Cavallo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martyn J. Cavallo and Julie A. Cavallo, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of September, 2026.

My Commission Expires: _____

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2030

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 177 of Block "8" in Division "A" on the Plan of Richland Realty Company, as of record in Book 161, page 151, of the Register's Office for Davidson County, Tennessee, and which lot is more accurately described as follows:

BEGINNING at a point on the north side of Richland Avenue 250 feet east of Christopher Street; thence, at right angles, northerly 192.5 feet, more or less, to a point in the northern margin of an alley in the rear; thence, at right angles easterly along said margin of said alley 50 feet to a point; thence, at right angles southerly 192.5 feet, more or less, to a ,point in the northern margin of an alley in the rear; thence, at right angles easterly along said margin of said alley 50 feet to a point; thence, at right angles southerly I 92.5 feet, more or less, to a point in the northern margin of Richland Avenue; thence, at right angles, westerly along said margin of Richland Avenue, 50 feet to the point of beginning.

BEING the same property conveyed to Martyn J. Cavallo and wife, Julie Cavallo, by Warranty Deed from Bruce Alan Hardin and wife, Shannon C. Hardin, of record in Book 10098, page 241, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martyn J. Cavallo and wife, Julie A. Cavallo by deed from Martyn J. Cavallo/Julie A. Cavallo, of record as Instrument No. 20100219-0012941, Register's Office for Davidson County, Tennessee.

This is improved property known as 3720 Richland Avenue, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 25, 2026.

09/25/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of September, 2026.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

