QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1240782 DEEDQC
02/26/2025 11:01:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250226-0014232

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26 DAY OF Feb, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3195LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Peg Smith Trustee and Linda Anne Engel	New Owner	093 09 0E 002.00
1212 DEMONBREUN ST Unit 1710	24 Anderson Lane	093 09 0E 002.00
Nashville, TN 37203	Robbinsonville, Township,NJ 08691	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PEG SMITH AND LINDA ANNE ENGEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

PEGGY ANN SMITH REVOCABLE LIVING TRUST DATED APRIL 11 2003 AND LINDA ANNE ENGEL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 1212 DEMONBREUN ST Unit 1710, Nashville, TN 37203

Witness my hand on this 21st day of February, 2025

Peg Smith

Linda Anne Engel

MAHEER S HIRANI
NOTARY PUBLIC OF NEW JERSEY
COMMISSION # 50051135
MY COMMISSION EXPIRES :
DECEMBER 13, 2026

STATE OF NEW JERSEY
COUNTY OF MERCER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Peg Smith and Linda Anne Engel, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Peg Smith and Linda Anne Engel executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Robbinsville, NJ this 21st day of February, 2025

Notary Public

My Commission Expires: 12/13/2026

24-3195LA

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 1710, as established by the Declaration of Condominium Regime for The Pullman Condominiums (A Condominium Community in Davidson County, Tennessee), of record as Instrument No. 20240715-0053179, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with easements appurtenant to said unit, and an undivided percentage interest in the common elements allocated to said unit, as set forth in said Declaration.

Beeing the same property conveyed to PEG SMITH and LINDA ANNE ENGEL, a single woman, from NASHVILLE GULCH PII JV HOLDINGS, a Delaware general partnership, by Special Warranty Deed dated August 19, 2024, and recorded August 19, 2024, in Instrument No. 20240819-0063577, Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 1212 DEMONBREUN ST Unit 1710, Nashville, Tennessee, 37203
TAX PARCEL ID/APN: 093 09 0E 002.00

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Any rights or claims of parties in possession not shown by Public Records; any encroachments revealed by a complete survey not shown by Public Records; any easements, liens, or encumbrances not shown by Public Records; any lien for labor, services, or materials not shown by Public Records; any claim to oil, gas, minerals, or similar substances, including private rights or easements; taxes and assessments for 2024 and subsequent years not yet due; taxes or assessments not shown as existing liens by any taxing authority or Public Records, including any arising from public agency proceedings; supplemental assessments under TCA 67-5-509 and TCA 67-5-603 for improvements after January 1; restrictive covenants, conditions, and easements in Instrument Nos. 20240715-0053179, 20240716-0053213, 20180802-0075851, 20181030-0107529, 20211228-017673, 20240508-0033897, and the Termination and Release of Memo of Agreement regarding Easements in Instrument No. 20220216-0018087; any restrictions omitting race, color, religion, sex, handicap, familial status, or national origin unless exempt under 42 U.S.C. § 3607 or relating to handicap but not discriminating; restrictive covenants for the Bonus Height Program in Instrument Nos. 20220408-0041387 and 20220408-0041388; Temporary Easement Agreement for Construction/Egress in Instrument No. 20180802-0075852, amended in Instrument No. 20211228-0170674; Declaration of Restrictions and Covenants for Storm Water in Instrument No. 20211105-0148518; Agreement for Dedication of Public Right of Way in Instrument Nos. 20220613-0067072 and 20220613-0067073; Easement Agreement for Air Rights in Instrument No. 20211228-0170675; Temporary Utility Line Easement in Instrument No. 20220114-0006140; Easement Agreement for Temporary Crane Swing in Instrument No. 20230601-0041372; and any rights of adjoining owners to party walls partly on the Land.

I Lisa Allard, 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 February 26, 2025.

Lisa Allard — February 26, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this February 26, 2025.

Jim R. Vanderpool — MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY