Karen Johnson
Batch # 1306637
08/07/2025 11 49 59 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250807-0062738

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd., Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed*	STATE OF TENNES COUNTY OF DAVII The actual consideration for this transfer is $-0- Affiant Subscribed and sworn to before me, this 6th day of August, 2025 Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025

QUITCLAIM DEED

Address New Owner: Music City Investment Properties, LLC and Benjamin del Carmen 5014 Regent Drive Brentwood, TN 37027	Send Tax Bills To. New Owner	Tax Information: 104 11 0D 014.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10 00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **DC Investment Properties, LLC, a Tennessee limited liability company,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Benjamin del Carmen, a married man,** (hereinafter referred to as the "Grantee") his heirs and assigns, all of its interest in the following land:

A certain condominium located in Davidson County, Tennessee, being Unit No. 14 of The Columns, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Columns of record in Book 6182, Page 943, as re-recorded in Book 6922, Page 364, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed, together with a percentage interest in the common elements and voting percentage.

Being the same property conveyed to DC Investment Properties, LLC, a Tennessee limited liability company and Music City Investment Properties, LLC, a Tennessee limited liability company by Warranty Deed recorded on June 26th, 2008 in Instrument No. 20080626-0065607, Register's Office of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of August 2025.

DC Investment Properties, LLC, a Tennessee limited liability company

By: Benjamin del Carmen, Sole Member

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin del Carmen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Sole Member of DC Investment Properties, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 6th day of August, 2025.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025