QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF August, 2025. Notary Public Date of Expiration

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE, LLC
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Christian Poling, Trustee	**NEW OWNER**	**081-09-0J-009.00-CO**
(NAME) 1344 Rosa Parks Blvd	(NAME)	Karen Johnson Davidson County Batch# 1311065 DEEDQC 08/15/2025 03:14:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20250815-0065313
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Christian R. Poling** ("Grantor") do hereby quitclaim unto the **Christian Poling Revocable Trust, Christian Poling, Trustee, dated September 28, 2023** ("Grantee").

its successors and assigns, any and all interest that I have in that certain unit located in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Unit No. 4302 on the Master Deed establishing the Morgan Park Place Condominiums, a horizontal property regime, created Under Title 66, Chapter 27, Section 101-103, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record as Instrument No. 20050831-0104621, amended as Instrument No. 20051110-0136248 as amended in Instrument No. 20060516-0057286 and amended as Instrument No. 20061023-0131222, Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the map of Nashville Horizontal Society Plan of record in Plat Book 2, Page 30, Chancery Court at Nashville, Tennessee.

BEING the same property conveyed to Christian R. Poling by a Warranty Deed from George Ronald Nunes and Nan Elizabeth Oshin, Trustees of the George R. Nunes Revocable Trust dated June 3, 2015 and George Ronald Nunes and Nan Elizabeth Oshin, Trustees of the Nan E. Oshin Recovable Trust, dated June 3, 2015 of record as Instrument No. 20170313-0024496, Register's Office for Davidson County, Tennessee.

BEING also known as **1500 4th Ave North, Unit 302, Nashville, Tennessee 37208.**

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

Witness my hand this the 13 day of August, 2025.

Christian R. Poling

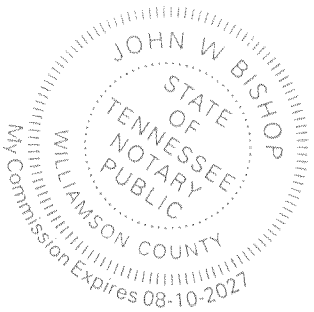
STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christian R. Poling, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of August, 2025.

Notary Public
My Commission Expires: _____



True Copy Certification

I, John W. Bishop, 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 this the 13 day of August, 2025.

Affiant Signature
Date 8/13/2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026