Karen Johnson Davidson County
Batch# 1351631 DEEDQC
11/26/2025 03:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251126-0094705

QUITCLAIM DEED

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of November 2025.

Notary Public

COMMISSION EXPIRES:
(AFFIX SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2028

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Caroline Hamilton Fedell	Caroline Hamilton Fedell	092 04 0G 002.00
(Name) 4236 Jamesborough Place	4236 Jamesborough Place	
(Address) Nashville, TN 37215	Nashville, TN 37215	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Nash1011B, LLC, a Tennessee Limited Liability Company, hereinafter referred to as Grantor(s), hereby quitclaim to Caroline Hamilton Fedell, a married woman, his/her/their heirs and assigns forever, all of his/her/their right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, Unit B, 1009 12th Avenue Townhomes, as established in Declaration Establishing a Horizontal Property Regime for 1009 12th, Avenue North Townhomes, at Instrument No. 20161222-0134937, in the Register's Office for Davidson County, Tennessee, recorded on December 22, 2016.

Being the same property conveyed to Ricky Allen Fedell and wife, Karen Cheri Fedell from Jason N. Griffith, a single man by Warranty Deed dated September 7, 2018 and recorded on September 10, 2018 , in Instrument No. 20180910-0089638, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ricky Allen Fedell, married, Russell Fedell, married, and Payton Fedell from Ricky Allen Fedell and Karen Cheri Fedell, husband and wife by Quitclaim Deed dated September 21, 2021 and recorded on September 24, 2021, in Instrument No. 20210924-0128693, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Nash1011B, LLC, a Tennessee Limited Liability Company from Ricky Allen Fedell, married, Russell Fedell, married, and Payton Fedell by Quitclaim

Deed dated November 18, 2021 and recorded on November 22, 2021, in Instrument No. 20211122-0154627, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the said Nash1011B, LLC, a Tennessee Limited Liability Company has hereunto set his/her/their signature, on this, the 24 day of November 2025.

Nash1011B, LLC, a Tennessee Limited Liability Company

BY: _____, Member
Russell Fedell
Member

BY: Caroline Fedell, Member
Caroline Fedell
Member

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Russell Fedell and Caroline Fedell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members, and are authorized to execute the instrument on behalf of Nash1011B, LLC, a Tennessee Limited Liability Company, the within named barginor, and that as such Members executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Members.

WITNESS my hand and official seal of office, this 24th day of November, 2025.

Cheryl M Rodgers
Notary Public

My Commission Expires: 11-21-2027

(SEAL)

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Amanda Maynor, 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

November 24, 2025.

Date

Affiant Signature

November 26, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of November, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON