Karen Johnson Davidson County
Batch# 1367913 DEEDQC
01/09/2026 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260109-0002180

QUITCLAIM DEED

Doc. Date: Jan. 05, 2026 # Pages: 2
Notary Name: Angelina Heikell First Circuit
Doc. Description: Quitclaim Deed
Notary Signature Jan. 05, 2026 Date

ANGELINA HEIKELL STATE OF HAWAII NOTARY PUBLIC Commission Number 24-204

ANGELINA HEIKELL STATE OF HAWAII NOTARY PUBLIC Commission Number 24-204

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

Caroline Hamilton Fedell
Affiant

State of Hawaii } S.S.
City & County of Honolulu }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 05 day of January 2025. 2026

Angelina Heikell
Notary Public

COMMISSION EXPIRES: November 24, 2028
(AFFIX SEAL)

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).:
Nash1011B, LLC	Nash1011B, LLC	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, Caroline Hamilton Fedell, hereinafter referred to as Grantor(s), hereby quitclaim to Nash1011B, LLC, a Tennessee Limited Liability Company 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.

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

Further being the same property conveyed to Caroline Hamilton Fedell, from Nash1011B, LLC, by

Quitclaim Deed dated November 25, 2025 and recorded on November 26, 2025, in Instrument No. 20251126-0094705, Register's Office for Davidson County, Tennessee.

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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 08 day of January 2025.2026

BY: Caliz Hamilt Fedell
Caroline Hamilton Fedell

STATE OF ~~TENNESSEE~~ Hawaii

COUNTY OF Honolulu

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Caroline Hamilton 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 within named barginor, and that as such 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 08 day of January, ~~2025.~~ 2026

Angelina Heikell
Notary Public

My Commission Expires: November 24, 2028

(SEAL)

ANGELINA HEIKELL STATE OF HAWAII NOTARY PUBLIC Commission Number 24-237

ANGELINA HEIKELL STATE OF HAWAII NOTARY PUBLIC Commission Number 24-204

Doc. Date: Jan. 08, 2026 # Pages: 2
Notary Name: Angelina Heikell 1st ~~Circuit~~
Doc. Description: Quitclaim Deed
Angelina Heikell Jan. 08, 2026
Notary Signature Date
Comm. Exp.: Nov. 24, 2028

Certificate of Authenticity

I, Lacey Chumley, 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

January 8, 2026.

Date

Lacey Chumley

Affiant Signature

January 9, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of January, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON