Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
OSSCA LLC **197 Robin Hill Road** **Nashville, TN 37205**	**129 15 0A 155.00**	**Same as Owner**
This instrument prepared by: Carter Shelton Jones, P 2021 Richard Jones Road, Suite 240, Nashville, TN 37		

Karen Johnson
Batch # 1372768
01/23/2026 08:31:23 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260123-0005608

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Sara Aasonson** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **OSSCA LLC, a Texas limited liability company** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property known as 21 Vaughns Gap Road, Unit J155, Nashville, TN 37205.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 31st day of December, 2025.

Notary Public
My Commission Expires: 01/20/2027

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed effective this 31 day of December, 2025.

Sara Aaronson

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SARA AARONSON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 31ST day of Dec., 2025.

Notary Public

My Commission Expires:
06/20/2027

KATIE CREASEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit No. 155 together with the appurtenant interest in the common elements of Belle Meade Highlands Condominium, a horizontal property regime established by Master Deed of record in Book 7091, page 302, Instrument No. 20071025-0126213, amended in Instrument No. 20080424-0042111, Instrument No. 20220520-0058927 and Instrument No. 20220520-0058928, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condo Site plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Sara Aaronson, by deed of record as Instrument Number 20250812-0064095, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all applicable conditions, covenants, reservations, easements, charges, liens, leases, permissive use agreements, restrictions, and setback lines, including but not limited to those set out on the aforesaid subdivision plat, of record in said Register's Office, 2025 property taxes all subsequent years taxes and assessments, and to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described.

THE ABOVE DESCRIPTION IS THE SAME AS THE PRIOR DEED OF RECORD, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THE CONVEYANCE.

TOGETHER WITH the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the said premises to the said Grantee, its heirs, successors, and assigns forever.