Karen Johnson Davidson County
Batch# 1372880 DEEDQC
01/23/2026 09:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260123-0005740

This Instrument prepared by and after recording return to:

Travis L. Strickler, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Carl W. Zimmerman & Elaine L. Zimmerman 3210 West End Circle, Unit 304 Nashville, TN 37203	**104-02-3D-304.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CARL W. ZIMMERMAN** (hereinafter "Grantor") by these presents does hereby transfer, release, relinquish, quitclaim and convey unto **CARL W. ZIMMERMAN and ELAINE L. ZIMMERMAN, HUSBAND AND WIFE, as tenants by the entirety** (hereinafter "Grantees"), their heirs, successors, and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

Land in Davidson County, Tennessee being Unit Number 304 on the Plan of The Maxwell, as shown on and established by the Declaration of the Maxwell, a condominium, together with any storage unit and parking space specified in Exhibit F of said Declaration of the Maxwell, a condominium, of record in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description. The Easements, Restrictive Covenants, Bylaws, Conditions and Regulations imposed upon and relating to each Unit, property, co-owners or tenants of The Maxwell, a condominium, contained in the Declaration of the Maxwell of record in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee, and are incorporated herein by reference and made a part hereof as though copied herein.

Being the same property conveyed to CARL W. ZIMMERMAN, by deed from MAXWELL NASHVILLE, LLC, a Tennessee limited liability company, of record in Instrument No. 20120405-0029292 in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements or rights of ways for public utilities that appear in appropriate public record.

Covenants, Conditions, and Restrictions recorded in Instrument No. 20091214-0113711.

Notice of Termination of Declarant's Rights recorded at Instrument No. 20110603-0042602.

Charter of the Maxwell Home Owner's Association of record as Instrument No. 20091211-0113268, Register's Office for Davidson County, Tennessee.

Easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of the Maxwell, a condominium contained in the Declaration recorded in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20070510-0056063, Register's Office for Davidson County, Tennessee.

Sewer Agreement of record in Instrument No. 20070522-0060781, Register's Office for Davidson County, Tennessee.

This is improved property known as 3210 West End Circle #304, Nashville, Davidson County, Tennessee 37203.

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

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

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 16th day of January, 2026.

GRANTOR:

Carl W Zimmerman

CARL W. ZIMMERMAN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **CARL W. ZIMMERMAN**, the within named bargainor, with whom I am personally acquainted (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 at office, this 16th day of January, 2026.

NOTARY PUBLIC

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00

Carl W Zimmerman

Affiant

Subscribed and sworn to before me, this 16th day of January, 2026.

NOTARY PUBLIC
My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires November 8, 2027

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler, 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 16, 2026 (date of document).

Affiant Signature

1-22-26
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of January, 20 26.

Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY