Karen Johnson Batch # 1379144 02/11/2026 11:23:43 AM Fees: $17.00 Taxes: $0.00 20260211-0010672 Davidson County DEEDQC 3 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-** Marlies M. Pleshaw Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF February, 2026. Notary Public MY COMMISSION EXPIRES: 2/22/2026 (AFFIX SEAL) JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 2/22/2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARLIES MARGARETA PLESHAW	**SAME**	**142 08 0B 105.00**
(NAME) **326 Chimney Hill Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Marlies B. Pleshaw, Trustee of the Marlies B. Pleshaw Living Trust,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Marlies Margareta Pleshaw, a single person**, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

See attached "Exhibit A" as legal description of the property

Being the same property conveyed to Marlies B. Pleshaw, Trustee of the Marlies B. Pleshaw Living Trust, from Marlies Margareta Pleshaw, by Quitclaim Deed dated April 19, 2016, of record in Instrument No. 20160420-0038324, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Marlies B. Pleshaw and Marlies Margareta Pleshaw are one in the same person for purposes of this transaction.

Unimproved ( )
This is improved (X) property, known as: **326 Chimney Hill Drive, Nashville, TN 37221.**

Witness our hands, this the 10th day of February, 2026.

Marlies B Pleshaw, Trustee
Marlies B. Pleshaw, Trustee
Marlies B. Pleshaw Living Trust

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 **Marlies B. Pleshaw, Trustee** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 10th day of February, **2026.**

My Commission Expires: 1/22/2030

Notary Public

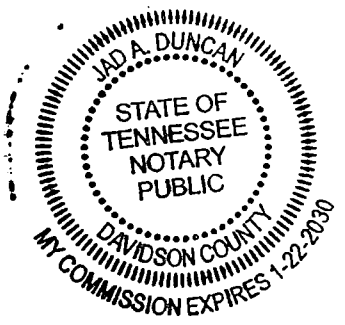


EXHIBIT A

Land in Davidson County, Tennessee, being a part of the Plan of Coronada, a Condominium, Phase IV, of record in Book 5200 page 217, Registers Office for Davidson County, Tennessee, the part hereby described being:

Unit No. 105 on said Plan, located at 326 Chimney Hill, as shown in and described by the Master Deed, as amended, establishing a Horizontal Property Regime of Coronada, a Condominium, Phase IV.

Being the same property conveyed to Marlies Pleshaw Thomas (being one and the same person as Marlies Pleshaw) by Quitclaim Deed of record in Book 8805 Page 48 *et seq.* Register's Office for Davidson County, Tennessee.