Karen Johnson Davidson County
Batch# 1380782 DEEDQC
02/13/2026 02:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260213-0011811

This instrument prepared by:
COOL SPRINGS LAW FIRM
Attorney at Law
5115 Maryland Way, Suite 100
Brentwood, Tennessee 37027

New owner:	Send tax bills to:	Tax Map/Parcel No:
PULGARIN TRUST 1903 Tammany Drive Nashville, TN 37216	Dove Lenox Pulgarin 1903 Tammany Drive Nashville, TN 37216	072 12 0K 002.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, I, Dove Lenox-Pulgarin, Grantor, conveys and quitclaims to Dove Lenox Pulgarin as Trustee of the **PULGARIN TRUST dated the 12th day of February 2026**, Grantee, its successors and assigns, all of their right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1901 Tammany Drive Townhomes, a Horizontal property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1901 Tammany Drive Townhomes, a Horizontal Property Regime, of record in Instrument Number 20171206-0124467 and the Scrivener's Affidavit recorded in Instrument No. 20180202-0010848, in the Register's Office for Davidson County, Tennessee, and with same Unit being depicted on Exhibit 'A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Dove Lenox-Pulgarin, A Single Woman, by Warranty Deed from Urban Dwell Homes L.P., A Tennessee Limited Partnership, of record in Instrument No. 20181210-0120013, in the Register's Office of Davidson County, Tennessee, dated December 07, 2018 and recorded on December 10, 2018.

This is improved property known as 1903 Tammany Drive, Nashville, TN 37216.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. The words "Grantor"

and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS DEED WAS PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPAROR MAKES NO REPRESENTATIONS REGARDING THE TITLE TO THE PROPERTY AND NO TITLE SEARCH WAS DONE.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 12th day of February 2026.

Dove Lenox-Pulgarin, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Notary Public of said County and State, Dove Lenox-Pulgarin, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, by signing their names.

Witness my hand, at office, this 12th day of February 2026.

Notary Public

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/01/2028 WILLIAMSON COUNTY

My commission expires: 10/1/28

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Affiant/Grantee

Subscribed and sworn to before me this 12th day of February 2026.

Notary Public

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/01/2028 WILLIAMSON COUNTY

My commission expires: 10/1/28

CERTIFICATE OF AUTHENTICITY

I, Todd Moore, 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 of the original document executed and authenticated according to law on **12th day of February 2026.**

Signed this 12th day of February 2026.

Todd Moore

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 12th day of February, 2025.

Notary Public
My Commission Expires:
3/22/26

