Karen Johnson
Batch # 1382474
02/18/2026 10:17:36 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260218-0012803

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNES
COUNTY OF DAVI

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 9th day of February, 2026.

Notary Public

My Commission Expires: 5/8/2028

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE RYAN DIECK My Commission Expires 05-08-2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Charlottes, LLC 18117 Biscanye Blvd. #4335 Miami, FL 33160	New Owner	Map and Parcel No.: 114-08-0D-004.00 114-08-0D-007.00 114-08-0D-014.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Paula A. Hidalgo, an unmarried person** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Charlottes, LLC, a Tennessee limited liability company**, its members, assigns and successors of interest, all of her interest in the following land:

Tract 1:

Land in Davidson County, Tennessee, being Unit No A4 on the Plan of Charlotte Park Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20200819-0093574 as amended in Instrument No 20200824-0095685 and Instrument No. 20220825-0095964 and Instrument No 20240220-0011248 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Paula A. Hidalgo, an unmarried person by Warranty Deed from Charlotte Row Rentals, LLC, a Tennessee limited liability company, dated February 12, 2025 and recorded on February 14, 2025 in Instrument No. 20250214-0011272, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **7341 Charlotte Pike, Unit 104, Nashville, TN 37209.**

Tract 2:

Land in Davidson County, Tennessee, being Unit No B2 on the Plan of Charlotte Park Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20200819-0093574 as amended in Instrument No 20200824-0095685 and Instrument No. 20220825-0095964 and Instrument No 20240220-0011248 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Paula A. Hidalgo, a single person by Warranty Deed from Charlotte Row Rentals, LLC, a Tennessee limited liability company, dated February 14, 2025 and recorded on February 18, 2025 in Instrument No. 20250218-0011779, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **7341 Charlotte Pike, Unit 111, Nashville, TN 37209.**

Tract 3:

Land in Davidson County, Tennessee, being Unit No C2 on the Plan of Charlotte Park Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20200819-0093574 as amended in Instrument No 20200824-0095685 and Instrument No. 20220825-0095964 and Instrument No 20240220-0011248 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Paula A. Hidalgo, a single person by Warranty Deed from Charlotte Row Rentals, LLC, a Tennessee limited liability company, D/B/A Charlotte Row Townhomes, LLC a Tennessee Limited liability company, dated February 14, 2025 and recorded on February 18, 2025 in Instrument No. 20250218-0011782, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **7341 Charlotte Pike, Unit 114, Nashville, TN 37209.**

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4 day of February, 2026.

Paula A. Hidalgo

STATE OF Florida)
COUNTY OF Miami-Dade)

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

Witness my hand, at Office, this 4th day of February, 2026.

Notary Public

My Commission Expires: 09/30/2027

MICHAEL KROTH
Notary Public - State of Florida
Commission # HH 435205
My Comm. Expires Sep 30, 2027
Bonded through National Notary Assn.