This instrument prepared by:
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Nashville, TN 37203
Previous File: NA

Karen Johnson Davidson County
Batch# 1382902 DEEDQC
02/19/2026 03:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260219-0013383

This instrument was prepared from information supplied by the parties. MYERS LAW PLLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 11th day of February, 2026.

Notary Public
My Commission Expires: 11-8-2028

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
David A. Jaap et al. 12 Middleton St. Nashville, TN 37210	New Owner	092040T00100CO 092040T00200CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **DAVID A. JAAP, married** ("Grantor") does hereby quitclaim and convey unto **DAVID A. JAAP, and wife RAQUEL MARIA SALAZAR MESEN** (Grantee"), their heirs and assigns, any and all of Grantor's interest in and to those certain tracts or parcels of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Units A & B of 1218 Jackson Street Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tenenssee Code Anotated, and as established by that certain Declaration Establishing a Horizontal Property Regime for 1218 Jackson Street Townhomes, of record in Instrument No. 20210927-0129274, Register's Office for Davison County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the Plan of 1218 Jackson Street Townhomes, as shown on Exhibit map to the Declaration of record in Instrument No. 20210927-0129274, Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to DAVID A. JAAP, unmarried, by Quitclaim Deed from MIDDLETON VIEW, LLC, a Tennessee limited liability company, dated November 8, 2022 and recorded November 8, 2022, of record in Instrument No. 20221108-0119923, Register's Office of Davidson County, Tennessee.

This is improved property located at: **1218 A & B Jackson St., Nashville, TN 37208.**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of February 2026.

GRANTOR:

DAVID A. JAAP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **DAVID A. JAAP,** 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 seal at office this 11th day of February 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1-9-2028

I, Kirsten Virden, 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 2-11-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 2-11-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of February, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

