Prepared by:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr., City Park II - Suite 290
Brentwood, TN 37027
B-26-207

Karen Johnson Davidson County
Batch# 1385126 DEEDQC
02/25/2026 08:39:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260225-0014838

STATE OF TENNESSEE
COUNTY OF Montgomery

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

Affiant

Subscribed and sworn to before me, this 24 day of February, 2026.

Notary Public
My commission expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shaun Sternklar 395 Oman Street Nashville, TN 37203	New Owner	104-02-0U-006.00-CO

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Jeff Sternklar, a married man,** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Shaun Sternklar, a single woman,** hereinafter the Grantee(s), all the interest the Grantor(s) has/have in the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Unit No. A3, of the Long Boulevard Townhome Condominiums as Established by the Master Deed of Record in Instrument No. 20030228-0027108, as amended Instrument No. 20211130-0157886, in the Register's Office of Davidson County, Tennessee, to Which Master Deed Reference is Hereby Made for a More Particular Description of Said Unit.

Being the same property conveyed to Shaun Sternklar a single woman, and Jeff Sternklar, a married man, as joint tenants with right of survivorship by Warranty Deed from Andrew Consroe, a married man, Robert Consroe and Leslie Consroe, husband and wife of record in Instrument No. 20231114-0088743 Register's Office for Davidson County, Tennessee, dated November 10, 2023 and recorded on November 14, 2023.

Grantor(s) herein certify that they do not reside on the property described above and that it is not their primary residence

This property is improved property known as 395 Oman Street, Nashville, TN 37203.

Witness my hand this 16th day of February, 2026.

Jeff Sternklar

Jeff Sternklar

STATE OF Virginia
COUNTY OF Loudoun

Virtually appeared before me, the undersigned, a notary public in and for said county and state, the within named **Jeff Sternklar** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 16th day of February, 2026.

Electronic Notary Public

Notary Gloria Asare
My Commission Expires: 12/31/2028
Reg #: 7901547
(Notary Seal)

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2028

Notarized remotely online using communication technology via Proof.

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Certificate of Authenticity

I, Joshua A. Terry, 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 2/16/26.

Affiant Signature – Joshua A. Terry

2/24/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 2/24/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27