QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1385964 DEEDQC
02/26/2026 08:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260226-0015205

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ Porter

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 8-5-2033

(AFFIX SEAL)

JASON L. LYNN
Notary Public, State of Indiana
Porter County
Commission Number NP0701823
My Commission Expires
August 05, 2033

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
City Heights STR LLC	**City Heights STR LLC**	**092100C00300CO**
142 Kinsale Avenue **Valparaiso, Indiana 46385**	**142 Kinsale Avenue** **Valparaiso, Indiana 46385**	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 24th day of February, 2026, the undersigned, **GERALD "JERRY" M. BISAHA AND SALLY J. BISAHA, HUSBAND AND WIFE** (collectively, the "*Grantors*"), have bargained and sold, and by these presents do transfer and quitclaim to **CITY HEIGHTS STR LLC**, a limited liability company duly organized and existing pursuant to the laws of the state of Tennessee (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantors' right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **512 31st AVENUE NORTH, UNIT 3, NASHVILLE, TENNESSEE 37208**, and more particularly described as follows:

CERTAIN LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS UNIT NO. 3, OF ELEVATE AT CITY HEIGHTS (FORMERLY "THE DEL") ALSO FORMERLY KNOWN AS ELAVATE AT MEDWEST (FORMERLY "THE DEL"), A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED PURSUANT TO THE PROVISION OF

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THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING ELEVATE AT CITY HEIGHTS (FORMERLY "THE DEL") OF RECORD IN INSTRUMENT NO. 20170127-0009277, AS AMENDED IN INSTRUMENT NO. 20170330-0031283, INSTRUMENT NO. 20171003-0101096, INSTRUMENT NO. 20180403-0030960 AND INSTRUMENT NO. 20180615- 0057610, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BYLAWS FOR THE ADMINISTRATION -THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO THE AMENDED DECLARATION IN INSTRUMENT NO. 20180615-0057610; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT "A" TO SAID DECLARATION IN INSTRUMENT NO. 20170127-0009277.

Being the same property conveyed to Gerald "Jerry" M. Bisaha and Sally J. Bisaha, Husband and Wife, by Special Warranty Deed dated October 23, 2021, from Gerald M. Bisaha and Sally J. Bisaha, Husband and Wife, recorded on November 16, 2021, and of record as Instrument No. 20211116-0152744, in the Davidson County Register of Deed's Office.

This improved property more commonly known as 512 31st Avenue North, Unit 3, Nashville, Tennessee 37209.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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IN WITNESS WHEREOF, this instrument has been executed this 24th day of February, 2026.

GRANTOR: GERALD "JERRY" M. BISAHA

SIGNER: Gerald "Jerry" M. Bisaha

GRANTOR: SALLY J. BISAHA

SIGNER: Sally J. Bisaha

STATE OF INDIANA)
COUNTY OF PORTER)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **GERALD "JERRY" M. BISAHA and SALLY J. BISAHA**, with who I am personally acquainted, and who upon oath acknowledged to be the Grantors outlined in the instant Quitclaim Deed, and, as such, acknowledged that they are authorized to execute the foregoing instrument as the within named Grantors, and that they executed the foregoing Quitclaim Deed for the purposes contained therein, by singing their name hereto.

WITNESS my hand, at office, on this 24th day of February, 2026.

Notary Public

8-5-2033

My Commission Expires

JASON L. LYNN
Notary Public, State of Indiana
Porter County
Commission Number NP0701823
My Commission Expires
August 05, 2033

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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 Feb. 24, 2026.

Affiant Signature

2/25/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

