Karen Johnson Davidson County
Batch# 1386586 DEEDQC
02/27/2026 02:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260227-0015760

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 26th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

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)
1014 16th Ave S 211 LLC	**1014 16th Ave S 211 LLC**	**105011Y21100CO**
119 Lake Harbor Drive Hendersonville, TN 37075	**119 Lake Harbor Drive Hendersonville, TN 37075**	

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 26th day of February, 2026, the undersigned, **ROBERT EVERETT FOSTER and PATRICIA MARIE FOSTER,** Husband and Wife (collectively, the "*Grantors*"), have bargained and sold, and by these presents do transfer and quitclaim to **1014 16TH AVE S 211 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 **1014 16th AVENUE SOUTH, UNIT 211, NASHVILLE, TENNESSEE 37212**, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 211 of HAROLD & OWEN CONDOMINIUMS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HAROLD & OWEN CONDOMINIUMS, of record in Instrument No. 20240304-0014936, as amended in Instrument No. 20240625-0047065 and Instrument No. 20240711-0052228, in the

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Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Robert Everett Foster and Patricia Marie Foster, husband and wife by Warranty Deed dated February 19, 2026, from Curtis Boyd Johnston and Stephanie Ellen Johnston, husband and wife, recorded on February 20, 2026, and of record as Instrument No. 20260220-0013617 in the Davidson County Register of Deed's Office.

This improved property more commonly known as 1014 16th Avenue South, Unit 211, Nashville, Tennessee 37212.

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.

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

GRANTOR: ROBERT EVERETT FOSTER

SIGNER: Robert Everett Foster

GRANTOR: PATRICIA MARIE FOSTER

SIGNER: Patricia Marie Foster

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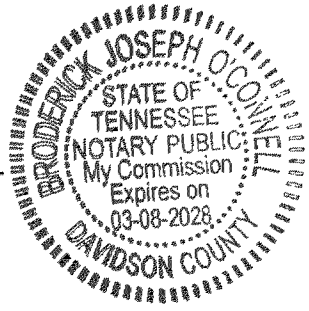
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Robert Everett Foster**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 26 day of February, 2026.

Notary Public

03-08-2028
My Commission Expires



STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Patricia Marie Foster** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 26 day of February, 2026.

Notary Public

03-08-2028
My Commission Expires



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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. 26, 2026.

Affiant Signature

2/26/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

HALEY MILLER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 3, 2027
COUNTY OF DAVIDSON