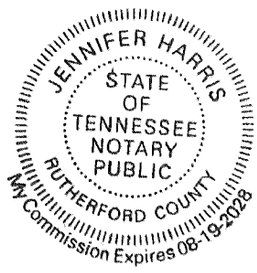
Karen Johnson Davidson County
Batch# 1386642 DEEDWARR
02/27/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20260227-0015833

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $830,000.00 Affiant Subscribed and sworn to before me, this the 26th day of February, 2026 Notary Public My Commission Expires: 8/19/28 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
30 Burton Hills Boulevard, Suite 380
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows: Amended and Restated Quirk Joint Revocable Trust, Preston H. Quirk and Joyce S. Quirk, Co-Trustees, dated August 13, 2024	Send Tax Bills to: NEW OWNER	Map-Parcel No.(s): 093-06-0A-148-00
2801 Blair Blvd		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Cintra Booth Calder, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amended and Restated Quirk Joint Revocable Trust, Preston H. Quirk and Joyce S. Quirk, Co-Trustees, dated August 13, 2024

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, described as follows, to-wit:
BEING a certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1114 of the Horizontal Property Regime of Encore, a Residential Condominium, pursuant to Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, amended in Instrument No. 20151203-0122000 and in Instrument No. 20170324-0029048, and in Instrument No. 20181016-0102535 and in Instrument No. 20230731-0058841, and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and in Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description

BEING the same property conveyed to Cintra Booth Calder by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, dated 12/21/2009 and recorded 12/22/2009 in Instrument No. 20091222-0116396, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to all matters shown on Consolidation Plat of record in Instrument Number 20060411-0041760; Storm Water Quality Agreement of record in Instrument Number 20060406-0039472; Master Deed for Encore, a Residential Condominium of record in Instrument Number 20080225-0018429, as amended in Instrument Numbers 20151203-0122000, 20170324-0029048, 20181016-0102535 and 20230731-0058841; and HOA Charter for same of record in Instrument Number 20080225-0018428; and Master Deed for Encore, a Master Condominium of record in Instrument Number 20080225-0018425; amended in Instrument Numbers 20111104-0086473 and 20111215-0097929; HOA Charter for Encore, a Master Condominium of record in Instrument Number 20080225-0018424; Deed Restrictions of record in Instrument Number 20060607-0067537; Rutledge Hill Redevelopment Plan of record in Instrument Number 20060504-0051825, Instrument Number 20130903-0092714 and Instrument Number 20130903-0092716; Restrictive Covenants of record in Book 7084, Page 983, Book 7631, Page 606, Book 10512, Page 464 and Book 10512, Page 477; Easement Agreement of record in Instrument Number 20120906-0080965; and Land Use Restrictions of record in Instrument Number 20091214-0113967, Register's Office for Davidson County, Tennessee.

This is improved property known as 301 Demonbreun Street, 1114, Nashville, TN 37201

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th day of February, 2026

Cintra Booth Calder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2026, before me personally appeared Cintra Booth Calder, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of February, 2026.

Notary Signature
My commission expires:

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 2/26/26 (date of document).

Affiant Signature

2/26/26
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 26th day of February, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

