Karen Johnson Davidson County
Batch# 1388140 DEEDQC
03/04/2026 01:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260304-0017373

This instrument prepared by Jason A. Gang, Esq., for Smolar Andriko Law Group, 1245 Hewlett Plaza #478, Hewlett, NY 11557, Tennessee Bar ID: 038362

Record and Return to:

Order Number: 22-121359-TN

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **JOSEPH VINCENT ARIAS, IV** and **CYNTHIA ARIAS f/k/a CYNTHIA POIESZ,** married to each other, for Ten Dollars and Zero Cents ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **JOSEPH VINCENT ARIAS, IV** and **CYNTHIA ARIAS,** married to each other, as joint tenants with right of survivorship, whose address is 111B Rosebank Avenue, Nashville, TN 37206, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee being Unit 109B of the 109A AND 109B ROSEBANK AVENUE TOWNHOMES. a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in the Declaration of Covenants, Conditions and Restrictions for 109A AND 109B ROSEBANK AVENUE TOWN HOMES, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated §66-27-103(b) of record as Instrument No. 20171108-0115228, in the Register's Office of Davidson County, Tennessee.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

PCL22-121359-TNDQTC01010103

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County Parcel number: 083-03-3D-002-00
Street address of property: 111B Rosebank Avenue, Nashville, TN 37206
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20241206-0094989 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Joseph Vincent Arias, IV and Cynthia Arias, 111B Rosebank Avenue, Nashville, TN 37206

Signed this 23rd day of February, 2026,

Signature(s) of Grantor(s):

Joseph Vincent Arias, IV

Cynthia Arias
f/k/a Cynthia Poiesz

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 23rd day of February, 2026 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Joseph Vincent Arias, IV** and **Cynthia Arias f/k/a Cynthia Poiesz**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Shatika Brady
Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

PCL22-121359-TNDQTC01010203

OATH OF CONSIDERATION

I or we, Joseph Vincent Arias, IV and Cynthia Arias, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Zero Dollars and Zero Cents ($0.00).

Signed this 23rd day of February, 2026.

Signatures of Affiant(s):

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Joseph Vincent Arias, IV

Cynthia Arias

Sworn and subscribed before me this 23rd day of February, 2026.

Notary Public

PCL22-121359-TNDQTC01010303

202603040017373

23rd day of February 2026

Tennessee Certification of Electronic Document

I, BRANDON KNUDSON, 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 02/23/2026 (date of document).

Affiant Signature

Brandon Knudson,President
23rd day of February 2026

Date

State of NEVADA

County of CLARK

Sworn to and subscribed before me this 23 day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 03/11/2029

NOTARY'S SEAL

KARLEE MCNEILL
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 17-2674-1
MY APPT. EXPIRES MARCH 11, 2029