Karen Johnson Davidson County
Batch# 1408366 DEEDQC
04/20/2026 11:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260420-0032202

QUITCLAIM DEED

T-DG-26-2107-301-102

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel M. Goodman	**New Owner**	
(NAME) 2231 Blair Blvd	(NAME)	**104120B10900CO**
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROCAMAR PROPERTIES, SERIES 301, LLC, A SEPARATE SERIES OF ROCAMAR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DANIEL M. GOODMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 301, Building 1, on the Plat of Ashley Place, of record in Book 6200, Page 462, Register's Office for Davidson County Tennessee, to which plat reference is hereby made.

Being the same property conveyed to Rocamar Properties, Series 301, LLC, a Separate Series of Rocamar Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Daniel M. Goodman of record in Instrument No. 20211228-0170421, Register's Office for Davidson County, Tennessee, dated December23, 2021 and recorded on December 28, 2021.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2107 Fairfax Avenue, Unit 301, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 20th day of April, 2026.

Rocamar Properties, Series 301, LLC, a Separate Series of Rocamar Properties, LLC, a Tennessee limited liability company

Daniel M. Goodman

Daniel M. Goodman, Sole Member

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel M. Goodman, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Sole Member of Rocamar Properties, Series 301, LLC, a Separate Series of Rocamar Properties, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 20th day of April, 2026.

William Grones

Notary Public

My Commission Expires: 04/26/2027

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 April 20, 2026 (date of document).

Brian Mitchell

Affiant Signature

Date April 20, 2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 20th day of April 2026.

April Bennett

Notary's Signature

MY COMMISSION EXPIRES: 07-06-2026

