Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Caitlin Theresa Demarest **1916 A Overhill Drive** **Nashville, TN 37215**	**131-03-0U-001.00-CO**	**SAME**

Karen Johnson Davidson County
Batch # 1415029 DEEDQC
05/04/2026 09:06:16 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260504-0039208

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 3721

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Randy Lee Malesick II and Caitlin Theresa Demarest, Co-Trustees of the Malesick Family Trust dated September 13, 2023** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Caitlin Theresa Demarest** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1916 A Overhill Drive, Nashville, TN 37215.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 18 day of February, 2026.

KATIE CESERETTI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

IN WITNESS WHEREOF, the undersigned Grantor has executed this Quitclaim Deed this 18 day of Feb., 2026.

Caitlin Theresa Demarest

STATE OF Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Caitlin Theresa Demarest, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 18 day of Feb., 2026.

Notary Public

My Commission Expires:
1/7/2030

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned Grantor has executed this Quitclaim Deed this 27TH day of MARCH, 2026.

Randy Lee Malesick II

STATE OF FLORIDA)
COUNTY OF PINELLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Randy Lee Malesick II, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 27 day of MARCH, 2026.

Notary Public

PATRICK JOHN GRANEY
Commission # HH 265908
Expires May 19, 2026

My Commission Expires:

16 MARCH 2026

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit No. A as shown on the Plan of Overhill Place, a Horizontal Property Regime with Private Elements attached as Exhibit "D" to the Master Deed of Overhill Condominiums, of record in Instrument No. 20070221-0021173, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Randy Lee Malesick II and Caitlin Theresa Demarest, Co-Trustees of the Malesick Family Trust dated September 13, 2023, of record as Instrument Number 20231010-0079506, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- All matters shown on the Plan of record in Plat Book 421, Pages 118 and 119, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1944, Page 227, in the Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Overhill Condominiums of record in Instrument Number 20070221-0021173, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "D" to the Master Deed establishing a Horizontal Property Regime of Overhill Condominiums of record in Instrument Number 20070221-0021173, Register's Office for Davidson County, Tennessee.
- Charter of The Overhill Condominiums Homeowners Association, Inc of record in Instrument Number 20081126-0115656, as amended in Instrument Number 20081205-0117979, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein