Karen Johnson Davidson County
Batch# 1415710 DEEDQC
05/05/2026 12:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260505-0040314

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 16th day of April, 2026. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Julianna Olsen Young and/or Necie Elizabeth Pable and/or Joshua Young, Trustees 210 LaVista Drive Nashville, TN 37215	Julianna Olsen Young Living Trust 210 LaVista Drive Nashville, TN 37215	103160B02700CO 103-16-0B-034.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Julianna Olsen Young**, hereinafter called the

Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Julianna Olsen Young and/or Necie Elizabeth Pable and/or Joshua Young, Trustees of the Julianna Olsen Young Living Trust, established by the Revocable Trust Agreement of Julianna Olsen Young dated April 16, 2026**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 16th day of April, 2026.

Julianna Olsen Young

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 Julianna Olsen Young, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 16th day of April, 2026.

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires:

Notary Public

EXHIBIT A

Legal Descriptions

Tax Map/Parcel: 103160B02700CO

Land lying in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 304 of Windsor Tower Condominium Apartments, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 71, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Julianna Olsen Young by deed from David L. Raybin, as Executor under the Will of Doris H. Silber, of record in Instrument No. 20210917-0125419 Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 71, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789, Inst No. 20131217-0127081, and Inst. No. 20210208-0017527, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Easement and Right of Entry Agreement to VOC Cable, Inc. d/b/a Viacom Cable of record in Book 9486, page 948, said Register's Office; and Grant of Easement to Comcast of Nashville of record in Inst. No. 20110301-0016521 and Inst. No. 20161212-0130101, said Register's Office.

This is improved property, known as 4215 Harding Pike, # 304, Nashville, TN 37205

Tax Map/Parcel: 103-16-0B-034.00 CO

Land in Davidson County, Tennessee, being Unit No. 311 , on the Horizontal Property Regime for Windsor Tower Condominium Apartments, as recorded in the Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789 and Instrument No. 20131217-0127081 and as shown on Plat of record in Plat Book 5200, page 71, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Julianna Olsen Young, by deed from Lawrence J. Marnett and Nancy B. Marnett, husband and wife, of record Instrument No. 20210917-0125084 in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 103-16-0B-034.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5313, page 338, amended in Book 8666, page 789 and Instrument No. 20131217-0127081, said Register's Office.

Matters shown on the Plan of record in Plat Book 5200, page 71, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3956, page 943, said Register's Office.

Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20110301-0016521, and in Instrument No. 20161212-0130101, said Register's Office.

Easement and Right of Entry Agreement of record in Book 9486, page 948, said Register's Office.

This is improved property located at 4215 Harding Pike Unit 311 Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 16, 2026.

05/05/2026
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of May, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

