Karen Johnson Davidson County
Batch# 1424021 DEEDQC
05/21/2026 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260521-0046630

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Dominique Marie Gobbell, Trustee Dominique Marie Gobbell Trust 3215 Acklen Avenue Nashville, TN 37212	same	104 06 0T 002.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Dominique Marie Gobbell F/K/A/ Dominique Marie Arrieta (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Dominique Marie Gobbell, and her successors in trust, as Trustee of the Dominique Marie Gobbell Trust dated May 21, 2026 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 2 of 3213 ACKLEN AVENUE COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3213 Acklen Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151201-0121229, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 3213 Acklen Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151201-0121229, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to Dominique Marie Arrieta, being one and the same person as Dominique Marie Gobbell, by Warranty Deed dated October 14, 2025, from Jamie C. Beckwith, Trustee of the Jamie C. Beckwith Revocable Living Trust dated March 1, 2021, of record at Instrument No. 20251016-0082340 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 3215 Acklen Avenue, Nashville, Tennessee 37212.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 21st day of May, 2026.

Dominique Marie Gobbell, Grantor
F/K/A/ Dominique Marie Arrieta

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Dominique Marie Gobbell, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 21st day of May, 2026.

Notary Public

My Commission Expires January 22, 2030

CAROLYN S VIENZEL
TENNESSEE NOTARY PUBLIC
My Comm Expires January 22 2030
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Dominique Marie Gobbell, Affiant

Subscribed and sworn to before me this 21st day of May, 2026.

Notary Public

My Commission Expires: January 22, 2030

CAROLYN S VIENZEL
TENNESSEE NOTARY PUBLIC
My Comm Expires January 22 2030
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 May 21, 2026.

Carolyn S. Wenzel

5-21-2026

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of May, 2026.

Notary Public

My Commission Expires: 5/8/29

