Karen Johnson
Batch # 1426936
06/01/2026 01:24:06 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQ
3 pgs
20260601-0049133

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

ANGELLE R. ROSATA, AFFIANT

Subscribed and sworn to before me this 26 day of May 2026.

NOTARY PUBLIC

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ANGELLE RICHARD ROSATA, TRUSTEE 1015 Fatherland Street, Unit 301 Nashville, Tennessee 37206	New Owner	Map and Parcel No.: 083-13-0B-301.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Angelle R. Rosata, a single woman**, ("Grantor") do hereby quitclaim, transfer and convey unto **Angelle Richard Rosata, Trustee of the Angelle Richard Rosata Revocable Trust, dated January 7, 2013**, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1015 Fatherland Street, Unit 301, Nashville, Tennessee 37206, and more particularly described as follows:

Located in the County of Davidson, State of Tennessee, to-wit:
Land in Davidson County, Tennessee, being Unit Number 301, with a street address of 1015 Fatherland Street, Nashville, TN 37206, as shown on the Revised Condominium Plat which is attached to the Second Amendment to the Master Deed of 37206 Building of record as

Instrument No. 20061023-0131425 as re-recorded in Instrument No. 20061101-0135575 and subject to all terms and conditions of the Master Deed of record in Instrument No. 20051006-0120763, as amended, all of the Register's Office for Davidson County, Tennessee, to which plat reference is made for location of the above referenced unit.

Being the same property conveyed to Angelle R. Rosata, a single woman, from Jennifer House, a single woman, by Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20250508-0036012.

This Conveyance is subject to the matters set forth below, if any, as well as:
(1) all applicable zoning ordinances;
(2) utility, sewer, drainage, and other easements of record;
(3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented);
(4) building restrictions; and
(5) all other matters of public record.
(6) Taxes and assessments for the current year and subsequent years, which are not yet due and payable;
(7) (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records, (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records;
(8) Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1;
(9) Master Deed recorded in Instrument No. 20051006-0120763 (By-Laws shown as Exhibit "B"). Amendments recorded in Instrument Nos. 20051027-0129747, 20061023-0131425 (Re-recorded at 20061101-0135575, 20061113-0140782), 20070112-0005378, and 20140117-0004964, of the Public Records of Davidson County, Tennessee;
(10) Charter for 37206 Building Condominium Homeowners Association recorded in Instrument No. 20061109-0139403, of the Public Records of Davidson County, Tennessee;
(11) As to all Restrictions set forth above, the following is added but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s) (a) is/are exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
(12) Easement recorded in Instrument No. 20051117-0139055, of the Public Records of Davidson County, Tennessee;
(13) Stormwater Detention Agreement recorded in Instrument No. 20051114-0136915, of the Public Records of Davidson County, Tennessee;
(14) Application to Combine Parcels recorded in Instrument No. 20050906-0106833, of the Public Records of Davidson County, Tennessee;
(15) Rights of adjoining owners to party wall(s) located partly on the Land;
(16) Subject to rights of others in and to the common areas and/or elements.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 26 day of May 2026.

Angelle R. Rosata, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Angelle R. Rosata,** the Grantor, 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 official seal at office, this 26 day of May 2026.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027