Karen Johnson
Batch # 1426936
06/01/2026 01:24:06 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260601-0049134

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 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
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ANGELLE RICHARD ROSATA, TRUSTEE 1511 A Gale Lane Nashville, Tennessee 37212	New Owner	Map and Parcel No.: 117-08-0L-001.00 CO

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 Rosata**, ("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 1511 A Gale Lane, Nashville, Tennessee 37212, and more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit 1 of Belmont Place, a Horizontal Property Regime, created under Title 66, Chapter 27 Section 101, et seq. as amended, Tennessee Annotated, and as established by a Declaration and Master Deed establishing a Horizontal Property Regime for Belmont Place of record in Instrument No.

20080314-0026225, as amended in Instrument No. 20080324-0029274, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Angelle Rosata from John W. Hairr, married, by Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20130927-0101719.

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 casements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the current year and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of B. J. MCCARTHY'S SUBDIVISION, as recorded in Plat Book 421, Page(s) 170.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELMONT PLACE Condominium of record in Instrument No. 20080314-0026225, as amended by instrument(s) of record in Instrument No. 20080324-0029274: also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Driveway Easement Agreement recorded at Instrument No. 20070131-0012918.

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 Rosata

Angelle 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 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.

Jessica Ann Clegg
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