Address New Owner as follows:	Send tax bills to:	Map-Parcel:
Sandra M. White **11 Burton Hills Blvd** **Nashville, TN 37215**	**SAME**	**attached**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas V. White,** hereinafter called Grantor, by these presents does transfer, quitclaim and convey unto **Sandra M. White,** hereinafter called Grantee, Grantee's heirs and assigns all of Grantor's right, title and interest in and to certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows in Exhibits A through E attached hereto.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 15th day of June, 2026.

Thomas V. White

Thomas V. White

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas V. White, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of himself.

WITNESS my hand and official seal at office, on this the 15th day of June, 2026.

Nicole C Bess

NOTARY PUBLIC

My Commission expires: September 3, 2029

NICOLE C. BESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-3-2029

Karen Johnson Davidson County
Batch # 1433543 DEEDQC
06/16/2026 08:56:47 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20260616-0054203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Thomas V. White
AFFIANT

Sworn to and subscribed before me this 15th day of June, 2026.

Nicole C Bess
NOTARY PUBLIC

My commission expires: September 3, 2029

NICOLE C. BESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-3-2029

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
500 11th Ave N Suite 600
Nashville, Tennessee 37203

Exhibit A

LAND in Davidson County, Tennessee being a certain Condominium Apartment in Davidson County, Tennessee being Unit No. 303, together with Parking Space No. 4, of the Hedrick Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hedrick Place Condominiums, as recorded in the Register's Office for Davidson County, Tennessee as Instrument No. 200002030011406, including without limitation the By-Laws appended thereto, as Exhibit "C" said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed as recorded in said Register's office, as instrument No. 20000203-0011406, for a more complete identification and description of such Unit and Parking Space.

Being the same property conveyed to BRITTANY MILLER MCCURDY and COLIN WADE MCCURDY, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, by deed from Dr. Tracy L. Miller and wife, Cynthia W. Miller, of record in Instrument No. 20170816-0084066, dated August 15, 2017, said Register's Office.

Exhibit B

Davidson COUNTY, TENNESSEE

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 304, together with Parking Space No. 1, of the Hedrick Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hedrick Place Condominiums, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 200002030011406, including without limitation the By-Laws appended thereto, as Exhibit "C", said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed as recorded in said Register's Office, as Instrument No. 200002030011406, for a more complete identification and description of such Unit and Parking Space.

BEING part of the same property conveyed to Craighead Development, LLC, a Tennessee limited liability company, by a Special Warranty Deed from Thirty-First Avenue Partners, L.P., a Tennessee limited partnership, of record in Book 11295, Page 51, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the

CONTINUED

Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hedrick Place Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and will be paid by the Grantor herein.

Exhibit C

Land in Davidson County, Tennessee, being Unit No. 305, together with Parking Space No. 11, of the Hedrick Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hedrick Place Condominiums, as recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 200002030011406, including without limitation the By-Laws appended thereto, as Exhibit "C", said Register's Office, together with undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed as recorded in said Register's Office, in Instrument No. 200002030011406, for a more complete identification and description of such unit and parking space.

Being the same property conveyed to Charles B. Reasor, Jr., unmarried, from Craighead Development, LLC, a Tennessee limited liability company, by Warranty Deed dated March 3, 2000, recorded March 6, 2000, of record in Instrument No. 200003060021801, in the Register's Office of Davidson County, Tennessee.

Subject property being further conveyed to Charles Bascom Reasor, III, Margaret Veronica Reasor, and William Matt Brown Reasor, devisees under the Last Will and Testament of Charles Bascom Reasor, Jr., filed under Case No. 21P2171, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Exhibit D

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 306, together with Parking Space No. 6, of the Hedrick Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hedrick Place Condominiums, as recorded in the Register's Office for Davidson County, Tennessee, in Instrument Number 20000203-0011406, Including without limitation on the By-Laws appended thereto, as Exhibit "C" said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth In said Master Deed. Reference is hereby made to the plan of Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed as recorded in said Register's Office, in Instrument Number 20000203-0011406, for a more complete identification and description of such Unit and Parking Space.

Being the same property conveyed to Michael Cialdella, a single man, from John P. Ripley, unmarried, by Warranty Deed dated September 28, 2018, recorded October 5, 2018, in Instrument No. 20181005-0099042, in the Register's Office of Davidson County, Tennessee.

Thi Thuy Dung Nguyen joins in the execution of this document for the purpose of conveying any/all interest she may have in subject property by virtue of her marriage to Michael Cialdella.

Exhibit E

Land in Davidson County, Tennessee, being Unit No. 308, together with parking space number 8, together with the appurtenant interest in the common elements of Hedrick Place Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20000203-0011406, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Parviz Baghaii, unmarried, by Warranty Deed from Ruth R. Williams, unmarried of record on September 9, 2009 as Instrument No. 20090909-0084496, Register's Office for Davidson, Tennessee.

The subject property is not, and never has been, the principal residence of Grantor or his spouse, Andrea Ward Baghaii.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 116 31st Avenue North, Apt. 308, Nashville, TN 37203.