Karen Johnson Davidson County
Batch# 1437242 DEEDQC
06/23/2026 11:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260623-0056474

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, 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 19th day of June, 2026. Notary Public My Commission Expires:

LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2028

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey Mobley, Trustee 2319 Crestmoor Road Nashville, Tennessee 37215	SAME	104 04 0B 007.00 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, **Clifford O. Richmond**, hereinafter called 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 **Jeffrey Mobley, Trustee of the 1026B 18ASN Trust dated June 19, 2026**, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's 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 19th day of June, 2026.

Clifford O. Richmond

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 Clifford O. Richmond, 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 19th day of June, 2026.

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Scarritt Place South Condominiums Revised of record in Plat Book 5200, page 287, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Scarritt Place South, a horizontal property regime established by Master Deed of record in Book 5663, page 985, re-recorded in Book 5665, page 537, amended in Book 5788, page 118 and Book 6067, page 983, said Register's Office.

Being the same property conveyed to Clifford O. Richmond by deed from Isaac Prilleltensky and Ora Prilleltensky, husband and wife, of record as Instrument No. 20070424-0048902, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the current year, which have been assumed by the Grantee.

2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Scarritt Place South Condominiums, of record in Book 5663, page 985, re-recorded in Book 5665, page 537, amended in Book 5788, page 118 and in Book 6067, page 983, Register's Office for Davidson County, Tennessee.

3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

4. All matters appearing on the Plan of record as Book 5200, page 287, Register's Office for Davidson County, Tennessee.

This is improved property known as 1026B 18th Avenue South, Nashville, Tennessee 37212.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 June 19, 2026.

06/22/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of June, 2026.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

