Karen Johnson Davidson County
Batch# 1443247 DEEDQC
07/08/2026 10:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260708-0061538

This Instrument Prepared By/Return To:
***Robert L. Scruggs, Attorney at Law***
***2021 Richard Jones Rd., Suite 220***
***Nashville, Tennessee 37215***

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| The New Cumberland Resort, LLC<br>Attn: Jay Mikolinski<br>1001 South Street<br>Nashville, TN 37203 | SAME | 070-07-0W-012-00 |

# QUITCLAIM DEED

The undersigned, **1207B BCP, LLC, a Tennessee limited liability company**, does hereby quitclaim and by these presents does transfer and convey unto **The New Cumberland Resort, LLC, a Tennessee limited liability company**, all of its right, title and interest in and to the following tract of land in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Unit 12 on the Plan of The New Cumberland, Lot C, a Horizontal Property Regime with Private Elements, as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for The New Cumberland, Lot C, a Horizontal Property Regime with Private Elements (a Planned Unit Development), pursuant to Tennessee Code Annotated Section 66-27-101, et seq., as amended, of record in Instrument No. 20210818-0111887, as Amended and Restated in Instrument No. 20240919-0072801, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The New Cumberland, Lot C, a Horizontal Property Regime, the plat filed at Exhibit "C" and By-laws appended thereto as Exhibit "B," said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the common elements and voting percentages appurtenant to said unit as set forth in said Declaration.**

**Being a portion of the same property conveyed to 1207B BCP, LLC, by Quitclaim Deed from Guardian Investment GP, a Tennessee general partnership of record in Instrument No. 20240103-0000657, dated January 3, 2024 and recorded January 3, 2024, and corrected by Scrivener's Affidavit of record in instrument No. 20240109-0001873, dated January 9, 2024 and recorded January 9, 2024, Register's Office for Davidson County, Tennessee.**

**Property known as: 605 River Pearl Place, Unit 12, Nashville, TN 37207**

This instrument and the interest hereby released and quitclaimed are subject to such as taxes, limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7th day of July 2026.

**1207B BCP, LLC**

**By:** _____
**James A. Mikolinski, Sr. Sole-Member**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a notary public in and for said County and State, personally appeared **James A. Mikolinski, Sr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Sole Member of 1207B BCP, LLC**, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Sole Member.

Witness my hand, this the 7th day of July 2026.

Commission Expires: 11-8-2029

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires NOV. 8, 2029

Notary Public

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 7th day of July 2026.

Commission Expires: _____

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires NOV. 8, 2029

Notary Public

# Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law, on this the 7th day of July, 2026

Robert L Scruggs 7.7.2026

Signature Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 7 day of July, 2026.

Notary's Signature
My Commission Expires: 7-2-2029

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2029