Karen Johnson Davidson County
Batch# 1451529 DEEDQC
07/24/2026 12:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260724-0067703

This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	**Send Tax Bills To:**	**Map & Parcel No.:**
Michael C. Tackeff 702 Wedgewood Park, Apt. 405 Nashville, Tennessee 37203	Same	105-10-0C-021.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SAMANTHA PETRILLO BEIK**, a single woman ("Grantor"), does hereby quitclaim and convey unto **MICHAEL C. TACKEFF**, a single man (the "Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Nashville, Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 702 Wedgewood Park, Apartment 405, Nashville, Tennessee 37203. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signatures on next page]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 10 day of ~~December, 2025.~~ July 2026

GRANTOR:

Samantha Petrillo Beik

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF Allegheny

Before me, a Notary Public of the state and county mentioned, personally appeared Samantha Petrillo Beik, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Pittsburgh, ~~Tennessee~~ Pennsylvania this 10 day of ~~December, 2025~~. July, 2026

Notary Public

Commonwealth of Pennsylvania - Notary Seal
LATEESHA D WRIGHT - Notary Public
Allegheny County
My Commission Expires August 4, 2029
Commission Number 1461231

My Commission Expires: 08-04-2029

STATE OF ~~TENNESSEE~~ Pennsylvania)

COUNTY OF Allegheny)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 10 day of ~~December, 2025.~~ July, 2026

NOTARY PUBLIC

My Commission Expires: 08-04-2029

Commonwealth of Pennsylvania - Notary Seal
LATEESHA D WRIGHT - Notary Public
Allegheny County
My Commission Expires August 4, 2029
Commission Number 1461231

EXHIBIT A

Legal Description

A certain condominium unit located in Davidson County, Tennessee, being Unit B-405 of Wedgewood Park, Phase 3, a condominium, as set forth in the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase 3 Property, of record as Instrument No. 20070731-0090822 in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit B therein. Said Second Supplement annexes the subject property into the Master Deed Establishing Wedgewood Park, of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838, Register's Office, under the provisions of Tennessee Horizonal Property Act as the same is set out in Section 66-27-101, et. seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the Common Elements as set forth as Exhibit "C" of said Second Supplement, as amended.

Being the same property conveyed to Michael C. Tackeff and Samantha Petrillo Beik, husband and wife, and David Leland Beik, a married man, as joint tenants, by deed, of record in Instrument No. 20180504-0043058, Register's Office for Davidson County, Tennessee.

This is improved property known as 702 Wedgewood Park, Apt. 405, Nashville, Tennessee 37203.

*This property is being conveyed in compliance with a Marital Dissolution Agreement dated November 7, 2025.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler, 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 July 10, 2026 (date of document).

Affiant Signature

July 24, 2026
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 24th day of July, 2026.

Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY