Karen Johnson Davidson County
Batch# 1452026 DEEDQC
07/28/2026 09:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260728-0068405

This Instrument prepared by and after recording return to:
Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Charlton Trust **900 20th Ave S, Unit 1602** **Nashville, TN 37212**	**092-16-0E-166.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged **PARMINDER BOLINA, unmarried** (hereinafter "Grantor"), by these presents does hereby transfer, release, relinquish, quitclaim, and convey unto **THE CHARLTON TRUST U/T/A DATED** July 27, **2026** (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to those certain tracts or parcels of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1602, together with the appurtenant interest in the common elements of THE ADELICIA, A CONDOMINIUM, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, as amended and as restated by instrument of record in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, Register's Office for said County, Tennessee (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as "Exhibit B" to the aforementioned Master Deed.

Together with Parking Space Numbers 276 and 277 and Storage Space number 25, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to PARMINDER BOLINA, unmarried, by deed from ELIZABETH MENEFEE, unmarried, of record in Instrument No. 20250319-0019805 in the Register's Office of Davidson County, Tennessee.

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

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann § 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of UNIFIED PLAT OF THE ADELICIA, as recorded in Plat Instrument No. 20080529-0054570. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE ADELICIA, A CONDOMINIUM of record in Instrument Number 20060222-0020964, as amended and restated in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786; 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.

Easement for Conservation, recorded in Instrument No. 20071207-0141926.

Boundary Line Agreement as set forth in instrument recorded in Book 9412, Page 677.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050802-0090098.

Charter for Adelicia Condominium Association, Inc. recorded as Instrument No. 20060221¬0020199.

An Application to Combine Parcels recorded in Instrument No. 20051213-0149361.

This is improved property known as 900 20th Avenue South, #1602, Nashville, Davidson County, Tennessee 37212.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 27 day of July, 2026.

GRANTOR:

PARMINDER BOLINA

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **PARMINDER BOLINA**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of July, 2026.

NOTARY PUBLIC

My Commission Expires: 11-2-26

DIAHANN M. KEETON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 27th day of July, 2026.

NOTARY PUBLIC
My Commission Expires: 11-2-26

DIAHANN M. KEETON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

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 27, 2026 (date of document).

Affiant Signature

7-27-26

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of July, 2026.

Notary's Signature

My Commission Expires: 11-2-26

