Karen Johnson Davidson County
Batch# 1453273 DEEDQC
08/03/2026 01:13:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260803-0071219

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 31st day of July, 2026. Notary Public My Commission Expires: _____

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2030

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Elizabeth Y. Rula 5014 Regent Drive Brentwood, Tennessee 37027	SAME	91-3-C-13.00 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, **John Steven Rula**, 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 **Elizabeth Y. Rula,** 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 31st day of July, 2026.

John Steven Rula

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 John Steven Rula, 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 31st day of July, 2026.

My Commission Expires: _____

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2030

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit 121 of Silo House, A Condominium, and described in a Declaration of record in Instrument No. 20180709-0066264, corrected by Scrivener's Affidavit of record in Instrument No. 20180724-0072254, and amended in Instrument Nos. 20180815-0080500, 20191108-0115784 and 20200203-0012223, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Elizabeth Young Rula and John Rula, wife and husband, by deed from Silo House, LLC, a Tennessee limited liability company, of record as Instrument No. 20200421-0041755, Register's Office for Davidson County, Tennessee.

Elizabeth Y. Rula and Elizabeth Young Rula are one and the same person. John Rula and John Steven Rula are one and the same person.

This conveyance is subject to:
•Subject to all matters shown on the Plan of record in Instrument No. 20180621-0059910, Register's Office for Davidson County, Tennessee.
•Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180627-0062234, amended in Instrument Nos. 20190611-0056002, 20190611-0056096 and 20200131-0011796.
•Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180709-0066264, corrected in Instrument No. 20180724-0072254, amended in Instrument Nos. 20180815-0080500, 20191108-0115784 and 20200203-0012223.
•Charter of Homeowner's Association of record in Instrument No. 20180711-0067120, Register's Office for Davidson County, Tennessee.
•Notice of Land Use Restrictions recorded in Instrument Nos. 20160811-0083633 and 20171106-0114060, Register's Office for Davidson County, Tennessee.
•Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Nos. 20171211-0125932, 20180502-0041506, 20180518-0047890 and 20180719-0070539, Register's Office for Davidson County, Tennessee.
•Easement for Access of record in Book 5121, Page 950, Register's Office for Davidson County, Tennessee.
•Easement for Roadway of record in Book 1237, Page 141, Register's Office for Davidson County, Tennessee.
•Assignment of Easement Rights of record in Instrument No. 20130204-0011240, Register's Office for Davidson County, Tennessee.

•Warranty Deed for Flowage Easement to the United States of America with a right to flood the Cumberland River as a result of the operation and maintenance of the Cheatham Lock and Dam Project of record in Book 2245, Page 317, Register's Office for Davidson County, Tennessee.
•Right of Way Easement for pipeline to operate, construct, repair said pipeline as well as transport liquid or gases to Colonial Pipeline Company of record in Book 3804, Page 55, Register's Office for Davidson County, Tennessee.
•Waterline Easement of record in Book 2925, Page 234, Register's Office for Davidson County, Tennessee.
•Easement for ingress/egress to Pan American Petroleum Company as evidenced in Deed of record in Book 972, Page 393, Register's Office for Davidson County, Tennessee.
•Right of Way Easement for pipeline granted to Colonial Pipeline Company of record in Book 3674, Page 218, Register's Office for Davidson County, Tennessee.
•Easement for switch track as evidenced in Deed of record in Book 981, Page 650, Register's Office for Davidson County, Tennessee.
•Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 1638 54th Avenue North #121, Nashville, Tennessee 37209.

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 July 31, 2026.

08/03/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of August, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

