Karen Johnson Davidson County
Batch# 1456077 DEEDQC
08/06/2026 09:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260806-0072350

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

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

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: _____

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
John Steven Rula, Trustee 5014 Regent Drive Brentwood, Tennessee 37027	SAME	105-10-0A-101.00 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, **Elizabeth Y. 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 **John Steven Rula, Trustee of the 2020 Beech Avenue A4 Trust dated July 31, 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 31st day of July, 2026.

Elizabeth Y. 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 Elizabeth Y. 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, TENNESSEE, BEING UNIT NO. A-4, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BEECHTREE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 11174, PAGE 284, AMENDED IN BOOK 11680, PAGE 193, REGISTER'S OFFICE FOR SAID COUNTY, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN FOR BEECHTREE CONDOMINIUMS ATTACHED AS THE EXHIBIT MAP TO THE AFOREMENTIONED MASTER DEED OF RECORD IN BOOK 11174, PAGE 284, AMENDED IN BOOK 11680, PAGE 193, REGISTER'S OFFICE FOR SAID COUNTY.

Being the same property conveyed to John Rula, a married man, by deed from Robbin Bach, of record as Instrument No. 20050714-0081982, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Elizabeth Y. Rula by deed from John Steven Rula of record as instrument number 20260803-0071266 , register's office for Davidson County.

John Steven Rula and John Rula are one and the same person.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 11174, page 328; Book 11174, page 284; Book 11680, page 193; Book 11163, page 16; and Book 11174, page 326, Register's Office for Davidson County, Tennessee.

This is improved property known as 2020 Beech Avenue, Unit A4, Nashville, Tennessee 37204.

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.

08/05/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of August, 2026.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

