Karen Johnson Davidson County
Batch# 1456080 DEEDQC
08/06/2026 09:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260806-0072353

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:
John Steven Rula, Trustee 5014 Regent Drive Brentwood, Tennessee 37027	SAME	105 10 0A 200.00 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 B2 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 lying in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium apartment in Davidson County, Tennessee, being Unit No. B-2 of the Beechtree Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, ET SEQ. as amended, Tennessee code annotated, and as established by a master deed for Beechtree Condominiums of record in Book 11174, Page 284 amended in Book 11680, Page 193, in the Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto, of record in Book 11174, Page 328, said Register's Office together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit set forth in said Master Deed, Reference is hereby made to the plan of Beechtree Condominium as shown on the Exhibit Map to the Master Deed of Record in Book 11174, Page 284, said Register's Office for a more complete identification and description of said unit.

Being the same property conveyed to John Steven Rula and Elizabeth Y. Rula, husband and wife, by deed from Cassie Dyan Taylor n/k/a Cassie Taylor Thornton and husband, James R. Thornton, of record as Instrument No. 20101130-0095208, 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 No. 20260803-0071319, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record. All future taxes will be assumed by the Grantee herein.

This is improved property known as 2020 Beech Avenue, Unit B2, 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)

