Karen Johnson Davidson County
Batch# 1456307 DEEDQC
08/06/2026 01:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260806-0072630

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 Owners:	Send Tax Bills To:	Map-Parcel Numbers:
John Steven Rula, Trustee, et al. 5014 Regent Drive Brentwood, Tennessee 37027	SAME	104 11 0D 014.00 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, consisting of an

undivided fifty percent (50%) tenant-in-common 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 2121 Fairfax Avenue 14 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.

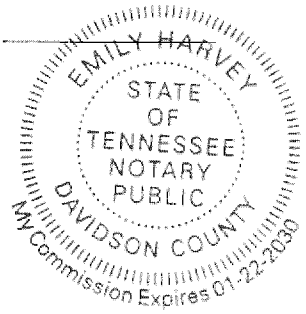
Elizabeth Y. Rula

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: _____



Notary Public

EXHIBIT A

Legal Description

A certain condominium located in Davidson County, Tennessee, being Unit No. 14 of The Columns, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Columns of record in Book 6182, Page 943, as re-recorded in Book 6922, page 364, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage.

Being the same property conveyed to DC Investment Properties, LLC, a Tennessee limited liability company and Music City Investment Properties, LLC, a Tennessee limited liability company, by deed of record as Instrument No. 20080626-0065607, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Benjamin del Carmen by deed from DC Investment Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20250807-0062738, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Elizabeth Y. Rula by deed from Music City Investment Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20260804-0071742, Register's Office for Davidson County, Tennessee.

This is improved property known as 2121 Fairfax Avenue #14, Nashville, Tennessee 37212.

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.

08/06/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of August, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

