Karen Johnson Davidson County
Batch# 1459531 DEEDQC
08/14/2026 08:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260814-0075828

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 11 day of August, 26.

Notary Public

My Commission expires 4/29/30

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Exp/res 4/29/2030

NAME AND ADDRESS OF PROPERTY OWNER:
CLARKSVILLE PIKE PROPERTY 4 LLC
2204 Clarksville Pike
Nashville, TN 37208

SEND TAX BILLS TO:
CLARKSVILLE PIKE PROPERTY 4 LLC
2204 Clarksville Pike
Nashville, TN 37208

MAP AND PARCEL NUMBER: 081060M00400CO

QUITCLAIM DEED
26NT01392

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Daniel Rosenbaum and Alexis M. Rosenbaum, husband and wife

By these presents do remise, release and **QUITCLAIM** unto

CLARKSVILLE PIKE PROPERTY 4 LLC.

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Situated in Davidson County, Tennessee, being Unit No. 4, on the Plan of the Cottages at Clarksville Pike, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" of that Declaration of Covenants, Conditions and Restrictions for Cottages at Clarksville Pike, of record in Instrument No. 202306220047396, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Rosenbaum and Alexis M. Rosenbaum, husband and wife from Bars Hooper Holdings, LLC, a Tennessee limited liability company, by Warranty Deed dated 10/02/2023 and recorded 10/05/2023 in Instrument No. 20231005-0078663, Register's Office of said County.

This is an improved property commonly known as: 2204 Clarksville Pike, Nashville, TN 37208-1054

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.

Witness our hands this 11 day of August, 2021.

Daniel Rosenbaum

State of TN
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Daniel Rosenbaum**, the within named bargainer, 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.

Notary Public

My Commission expires: 2/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Alexis M. Rosenbaum

Alexis M. Rosenbaum

State of TN
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Alexis M. Rosenbaum**, the within named bargainer, 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.

Notary Public

My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 8-11-26 (date of document).

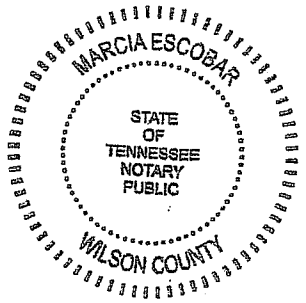
Affiant Signature

8-11-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 of August, 2026

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027