Karen Johnson Davidson County
Batch# 1459648 DEEDQC
08/14/2026 11:24:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260814-0076029

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 10th day of August, 2026.

Notary Public

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Robert Allan Beller and Angela Celeste Beller, Trustees 2197 Nolensville Pike, #123 Nashville, Tennnessee 37211	SAME	105 16 0B 123.00 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, **Robert Allan Beller and Angela Celeste Beller, husband and wife**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living)

trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Robert Allan Beller and Angela Celeste Beller, Trustees of the Robert & Angela Beller Living Trust, established by the Revocable Trust Agreement of Robert Allan Beller and Angela Celeste Beller dated August 10, 2026,** as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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 our hands this 10th day of August, 2026.

Robert Allan Beller

Angela Celeste Beller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Allan Beller and Angela Celeste Beller, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of August, 2026.

My Commission Expires:

JEFFREY MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

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. 123, Building No. B2, as specified on the Plat in the Declaration of Covenants, Conditions and Restrictions and Bylaws, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, First Amendment in Instrument No. 20150211-00 I 2545 and Second Amendment in Instrument No. 20150223-0015231, Register's Office for Davidson County, Tennessee, including without limitation the B-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment of the Declarations of record under Instrument No. 20150211-0012545 and Second Amendment in Instrument No. 20150223-0015231, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Robert Allan Beller and Angela Celeste Beller, husband and wife, by deed from Isaac N. Beller, single man, of record as Instrument No. 20170127-0008819, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Plat of record in Book 332, Page 90, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions and By-Laws establishing a Horizontal Property Regime of Park at Melrose Heights, a Condominium Development, of record in Instrument Number 20140903-0080570 and as amended in Instrument No. 20150211-0012545 and in Instrument No. 20150223-0015231, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Park at Melrose Heights Condominium Association, Inc. of record in Instrument Number 20140820-0075537, in the Register's Office for Davidson County, Tennessee.

Assignment of Declarant's Rights of record in Instrument Number 20151019-0106253, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan attached as Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, as amended in Instrument No. 20150211-0012545 and in Instrument No. 20150223-0015231, Register's Office for Davidson County, Tennessee.

Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20131219-0128193, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4251, Page 953, in the Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Storm Water Management Facilities, of record in Instrument No. 20081103-0108951, the Register's Office for Davidson County, Tennessee.

Application to Combine Parcels of record in Instrument Number 20080508-0047907, in the Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20150126-0007090, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenance of record in Instrument Number 20081103-0108990, in the Register's Office for Davidson County, Tennessee.

Declaration Establishing 440 Business Center Land Condominium of record in Instrument Number 20111209-0096389, as amended in Instrument No. 20130904-0093227, in the Register's Office for Davidson County, Tennessee.

Easements retained by Metro Government pursuant to an alley closure, of record as Bill No. 087-22 in the Metro Clerk's Office, closing Alley No. 1833 east of Canady Avenue.

Restrictions of record as Instrument Number 20150625-0061076 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 2197 Nolensville Pike, #123 Nashville, Tennnessee 37211.

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 August 10, 2026.

08/13/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of August, 2026.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

