Karen Johnson Davidson County
Batch# 1465664 DEEDQC
09/01/2026 12:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260901-0080722

QUITCLAIM DEED

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Clinton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027
(AFFIX SEAL)

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU6014864
Qualified in Clinton County
My Commission Expires 10/25/2027

WG-QCD-26-714

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathanael James, Trustee of The Nathanael James Living Trust dated August 5, 2026, and any amendments thereto	**Same as new owner**	
(NAME) **3132 Gloss Avenue,**	(NAME)	**061-05-0A-110.00**
(ADDRESS) **Cincinnati, OH 45213**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATHANAEL AARON JAMES,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **NATHANAEL JAMES, TRUSTEE OF THE NATHANAEL JAMES LIVING TRUST DATED AUGUST 5, 2026, AND ANY AMENDMENTS THERETO** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 12, Condominium Site Plan of Poplar Glen of record in Plat Book 7900, Page 392, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Land in Davidson County, Tennessee, being Unit No. 12, Condominium Site Plan of Poplar Glen of record in Plat Book 7900, Page 392, in the Register's 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 Nathanael Aaron James by Warranty Deed from Harley Leftwich of record in Instrument No. 20140903-0080250, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **714 Maple Place, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 22nd day of August, 2026.

Nathanael Aaron James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHANAEL AARON JAMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of August, 2026.

Notary Public
My Commission Expires: 7-16-2030
(SEAL)

BOBBY D COOK, NOTARY PUBLIC
COMM. EXP. JULY 16, 2030
STATE OF OHIO

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **8/22/2026 and 8/25/2026** (date of document).

Affiant Signature

Date **8/25/2026**

State of New York

County of Clinton

Sworn to and subscribed before me this **25** day of **August**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027