Karen Johnson Davidson County
Batch # 1469739 DEEDQC
09/08/2026 10:48:00 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260908-0082939

RECORDING REQUESTED BY AND TO BE RETURNED AFTER RECORDING TO:

Ryan Michael Darling, APC
3697 Arlington Ave.
Riverside, CA 92506

DEED PREPARED BY:
RYAN MICHAEL DARLING, APC
3697 ARLINGTON AVENUE
RIVERSIDE, CA 92506-3938

MAIL LEGAL NOTICES AND TAX STATEMENTS TO:

1012 1st Avenue Trust
17130 Van Buren Blvd. # 487
Riverside, CA 92504

Documentary Transfer Tax $ 0 **No consideration for transfer** City of _____ or ☐ Unincorporated Area Computed on: X Full value of property conveyed, or X Computed on full value less liens & encumbrances remaining thereon at time of sale. Reason for exemption: **Conveyance transfers the grantor's interest into grantor's revocable living trust. Rev. & Tax. Code 11930**, 0Signature of declarant or agent determining tax: RyanMichaelDarling Firm name: Ryan Michael Darling

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE FOLLOWING GRANTOR(S):	**Parcel # 081-14-0A-078-00**
Steven Satcher and Nicole Satcher, husband and wife	

and in whatever form of name and in whatever capacity Grantor(s) hold title to this property
Hereby remise, Release, and forever Quitclaim to the following Grantee(s):
To the following Trustee(s) of the following trust (or to any successor trustee(s) thereof):

NAME OF TRUSTEE(S):	Steven John Satcher and Nicole Satcher, whose address is: 17130 Van Buren Blvd. # 487, Riverside, CA 92504
NAME OF TRUST:	1012 1st Avenue Trust
DATE OF TRUST DOCUMENT:	AUG 18 2026

THE REAL PROPERTY SITUATED AS FOLLOWS:

CITY OF:		**COUNTY OF:**	Davidson	**STATE OF:**	Tennessee

SAID REAL PROPERTY IS DESCRIBED AS FOLLOWS:

See attached legal description, Exhibit A

Signature:	Signature:
STEVEN SATCHER	NICOLE SATCHER
DATE: 8.18.26	DATE: 8.18.26

Certificate Of Acknowledgment Of Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California,
County of: } SS
On 8.18.26 before me Benilda Duke
a Notary Public personally appeared:
Steven Satcher and Nicole Satcher
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.
Signature:

NOTARY PUBLIC

SEAL:

BENILDA DUKE
Notary Public - California
Riverside County
Commission # 2511663
My Comm. Expires Mar 5, 2029

I hereby swear and affirm that the actual consideration for this transfer is 0 (zero), the same being the true and actual consideration for the property transferred.

Affiant: Nicole Satcher

Subscribed and sworn to before me this 18 day of August, 2026

Benilda Duke
Notary Public My Commission Expires: 3.5.29

BENILDA DUKE
Notary Public - California
Riverside County
Commission # 2511663
My Comm. Expires Mar 5, 2029

Exhibit A

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1012 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront 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 Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, Instrument No. 20090109-0002382 and Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee, including without limitation the By-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 Master Deed. Reference is hereby made to the Plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Second Amendment to the Master Deed of record under Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Paul Buchanan, a married man, and Hal Roseman, a married man by Warranty Deed from James Sherman, an unmarried man of record in Instrument No. 20210721-0097625 Register's Office for Davidson County, Tennessee, dated July 20, 2021 and recorded on July 21, 2021.

Being the same property conveyed to:

Steven Satcher and Nicole Satcher by Warranty Deed from

Paul Buchana and as joint tenants and Hal Roseman, as joint tenants

of record in Instrument No. 20250623-0049269 Register's Office for Davidson County, Tennessee, dated 6/16/25 and recorded 6/23/25

Exhibit A - continued

This is improved ☑ property, known as 1012 1st Avenue North, Nashville, TN 37201
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

The conveyance of the above-described parcel of land is subject to the following:

1. 2025 DAVIDSON County Taxes which have been prorated by the parties and assumed by the Grantee.

2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Riverfront Condominiums of record in Instrument No. 20051221-0153160, First Amendment in Instrument No. 20051228-0155671, Second Amendment in Instrument No. 20060518-0058640, Appointment of Substitute trustee in Instrument No. 20101129-0094655, Amendment in Instrument No. 20150402-0029055 and Scriveners Affidavit in Instrument No. 20210923-0128192 Register's Office for Davidson County, Tennessee.

3. By-Laws of record in Instrument No. 20090109-0002382, in the Register's Office for Davidson County, Tennessee.

4. Charter of HOA of record in Instrument No. 20051216-0151344, in the Register's Office for Davidson County, Tennessee.

5. Conveyance of Common Areas of record in Instrument No. 20061229-0161139, in the Register's Office for Davidson County, Tennessee.

6. TVA Easement of record in Book 2303, Page 437, in the Register's Office for Davidson County, Tennessee.

7. Sewer Easement(s) of record in Book 2098, Page 166, and Book 7228, Page 400 and Book 11112, Page 881, in the Register's Office for Davidson County, Tennessee.

8. Nashville Gas Easement of record in Book 2199, Page 537, in the Register's Office for Davidson County, Tennessee.

9. Grant of Easement of record in Instrument Number 20160301-0019392, in the Register's Office for Davidson County, Tennessee.

10. Restrictive Covenants of the Metropolitan Development and Housing Agency in the Phillips-Jackson Street Redevelopment District of record in Book 9183, Page 130 and Book 11625, Page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, in the Register's Office for Davidson County, Tennessee.

11. Memorandum Lease of record in Book 11233, Page 522, in the Register's Office for Davidson County, Tennessee.

12. Agreement of record in Book 11405, Page 552, in the Register's Office for Davidson County, Tennessee.

13. Agreement of record in Book 55, Page 468, in the Register's Office for Davidson County, Tennessee.

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

15. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.