Karen Johnson Davidson County
Batch# 1472333 DEEDQC
09/14/2026 12:17:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20260914-0085143

File No: 2007166173

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Donna Fineman and **James Fineman**, 214 Old Hickory Boulevard # 121, Nashville, TN 37221

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: RP-2025-453861

QUITCLAIM DEED

James Fineman and **Donna Fineman**, husband and wife, as to a fifty percent (50%) interest, and **Gilbert Alejandro Teklevchiev,** unmarried, as to a fifty percent (50%) interest ("Grantor"), of **214 Old Hickory Boulevard # 121, Nashville, TN 37221**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **Donna Fineman** and **James Fineman,** a married couple, as tenants by the entirety ("Grantee"), whose tax mailing address is **214 Old Hickory Boulevard # 121, Nashville, TN 37221,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 121, BELLE FOREST CONDOMINIUM APARTMENTS, A CONDOMINIUM APARTMENT, OF RECORD IN PLAT BOOK 5200, PAGE 167, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

1. STATE, COUNTY AND CITY TAXES AND ASSESSMENTS FOR 2025 AND SUBSEQUENT YEARS, A LIEN, NOT YET DUE AND PAYABLE, WHICH ARE ASSUMED BY GRANTEES.
2. LIABILITY AS TO TAXES RESULTING FROM SUPPLEMENTAL, REVISED OR CORRECTION ASSESSMENTS PURSUANT TO THE PROVISIONS OF TENNESSEE CODE ANN_ 67-5-603, ET SEQ.
3. 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.
4. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF BELLE FOREST CONDOMINIUM APARTMENTS, AS RECORDED IN PLAT BOOK 5200, PAGE(S) 167.
5. CONDITIONS, COVENANTS, RESERVATIONS, REQUIREMENTS, RESTRICTIONS, OPTIONS, BURDENS, AGREEMENTS, UNDERTAKINGS, ASSESSMENTS AND OTHER PROVISIONS CONTAINED IN OR INCORPORATED BY REFERENCE INTO THE MASTER DEED ESTABLISHING BELLE FOREST CONDOMINIUM OF RECORD IN BOOK 5438, PAGE 699, AS BEING AMENDED BY INSTRUMENT(S) OF RECORD IN BOOK 6082, PAGE 866; BOOK 6896, PAGE 144; BOOK 7886, PAGE 939; INSTRUMENT NO. 20020321-0034877 AND INSTRUMENT NO. 20090819-0078072; ALSO SUBJECT TO EASEMENTS, RIGHTS AND INTERESTS 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 BUILDING THEREON.
6. EASEMENT FOR DRAINAGE, RECORDED IN BOOK 7957, PAGE 145.
7. EASEMENT FOR PUBLIC UTILITIES, RECORDED IN BOOK 8019, PAGE 126.
8. EASEMENT FOR SEWER LINE, RECORDED IN BOOK 8248, PAGE 214.
9. EASEMENT FOR SANITARY SEWER, RECORDED IN INSTRUMENT NO. 20000915-0091869.
10. EASEMENT FOR DRIVEWAY AND UTILITY, RECORDED IN INSTRUMENT NO. 20130708 0070348.
11. BELLE FOREST LEASING RULES RECORDED IN INSTRUMENT NO. 20120125-0006973 AND INSTRUMENT NO. 20150618-0058446.
12. CHARTER FOR BELLE FOREST HOMEOWNERS ASSOCIATION AND BELLE FOREST CONDOMINIUM OWNERS' ASSOCIATION RECORDED AS BOOK 5460, PAGE 987 AND BOOK 6551, PAGE 78.
13. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS TO THE FLOW OF THE WATERS OF THE UNKNOWN, FREE FROM DIMINUTION OR POLLUTION.

14. CHANGES IN THE BOUNDARY OF THE LAND RESULTING FROM EROSION OR ACCRETION CAUSED BY THE FLOW OF UNKNOWN.

Property Address is: 214 Old Hickory Boulevard # 121, Nashville, TN 37221

Parcel ID: RP-2025-453861

BEING THE SAME PROPERTY CONVEYED TO JAMES FINEMAN AND DONNA FINEMAN, HUSBAND AND WIFE, AS TO A FIFTY PERCENT (50%) INTEREST; AND GILBERT ALEJANDRO TEKLEVCHIEV, UNMARRIED, AS TO A FIFTY PERCENT (50%) INTEREST, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP FROM KHALDOUN KAILANI, MARRIED MAN, DATED 12/13/2024, RECORDED 12/16/2024, DEED INSTRUMENT NO. 20241216-0097412, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on September 1, 2026.

Donna Fineman

Donna Fineman

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Donna Fineman**, personally known to me, or has produced Driver's License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 1st day of September, 2026.

Shatika Brady
Notary Public

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission exp. 5/8/2029

Executed by the undersigned on September 1, 2026.

James Fineman

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **James Fineman**, personally known to me, or has produced driver's license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 1st day of September, 2026.

Notary Public

Commission exp. 5/8/2029

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on 9/1, 2026

Gilbert Alejandro Teklevchiev

STATE OF Massachusetts
COUNTY OF Suffolk

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Gilbert Alejandro Teklevchiev**, personally known to me, or has produced Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 1ST day of September 2026

Notary Public

KAREN YOUNG
Notary Public, Commonwealth of Massachusetts
My Commission Expires July 3, 2031

My commission expires July 3, 2031

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Dona Tinnin
Affiant

Subscribed and sworn to before me on this the 1st day of September, 2024.

Notary Public

My Commission Expires: 5/8/2029

SEAL

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Massachusetts
COUNTY OF Suffolk

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 1ST day of September, 2026.

Notary Public

My Commission Expires: July 3, 2031

KAREN YOUNG
Notary Public, Commonwealth of Massachusetts
My Commission Expires July 3, 2031

SEAL

Tennessee Certification of Electronic Document

I, Nathaniel Babak, 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 09.01.2026 (date of document).

Affiant Signature

09.02.2027
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 2ND day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: November 23, 2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lindsey Seltmann, Notary Public
Allegheny County
My commission expires November 23, 2028
Commission number 1387661
Member, Pennsylvania Association of Notaries