Karen Johnson Davidson County
Batch# 1475388 DEEDQC
09/21/2026 10:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260921-0087412

*This Instrument Prepared by*:
**BARBARA J. MOSS, ATTORNEY**
**ELDER LAW OF NASHVILLE PLC**
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

From information furnished by the parties

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me
This 11th day of September, 2026.

Barbara J. Moss STATE OF TENNESSEE NOTARY PUBLIC County of Davidson My Commission Expires 5/12/2030

**Mary A. Nichols,** *Affiant*

**NOTARY PUBLIC**
My Commission Expires: 5/12/30

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii)]

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Mary A. Nichols, Trustee<br>101 Park Glen<br>Nashville, TN 37204-4146 | SAME | 131 08 0D 191.00 |

FOR NO MONETARY CONSIDERATION, I, Mary A. Nichols, by these presents do hereby quitclaim and convey unto Mary Ashley Nichols, Trustee of the Mary Ashley Nichols Living Trust, dated September 11, 2026, all my right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 101 of Park Glen 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 of Park Glen Condominiums, of record in Book 6578, page 379, as amended in Instrument No. 20020314-0032069, said Register's Office, including without limitation, the by-laws appended thereto, of record in Book 6578, page 417, 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 Park Glen Condominiums,, of record in Plat Book 6250, page 188, and the placement of Units as shown on Exhibit "C" to the aforementioned Master Deed of record in Book

6578, page 379, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to Mary A. Nichols by Warranty Deed dated June 2, 2014, from Carlo Guglielmi and wife, Cynthia Rothschild Guglielmi, of record in Instrument No. 20140611-0050684, said Register's Office.

This improved property is known as 101 Park Glen, Nashville, TN 37204-4146.

Witness my hand this 11th day of September, 2026.

Mary A. Nichols

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary A. Nichols, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of September, 2026.

Barbara J. Moss
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson
My Commission Expires 5/12/2030

**NOTARY PUBLIC**
My Commission Expires: 5/12/30

# Tennessee Certification of Electronic Document

I, Barbara J. Moss, do hereby make oath that I am a licensed attorney and 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 the 11th day of September, 2026.

**Barbara J. Moss**, *Affiant*

9/15/26
Date

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 15th day of September, 2026.

STEPHANIE L WHITTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

[SEAL]

**NOTARY PUBLIC**
My Commission Expires: May 3, 2027