Karen Johnson Davidson County
Batch# 1477167 DEEDQC
09/24/2026 10:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260924-0088678

This instrument prepared by:
Momentum Title, LLC - Nashville
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 16-9872-AJ

This instrument was prepared from information supplied by the parties. Momentum Title, LLC - Nashville has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 24 day of Sept, 2026

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The 2437 Trust dated April 12, 2023, and any amendments thereto 160 2nd Ave South Unit 2404 Nashville, TN 37201	New Owner	093 06 4E 078.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Linda Kline, unmarried person** ("Grantor") do/does hereby quitclaim and convey unto **The 2437 Trust dated April 12, 2023, and any amendments thereto** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit 2404 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0.345% interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson, County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of

Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in instrument No. 20220425-0047380, and First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060948, each as same may now or hereafter be lawfully amended.

Being the same property conveyed to Linda Kline, by Warranty Deed from Neil Patel and Raj Patel, of record in Instrument No. 20230516-0036626, in the Register's Office of Davidson County, Tennessee, dated May 12, 2023 and recorded on May 16, 2023.

This is improved property located at: **160 2nd Avenue South, 2404, Nashville, TN 37201**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 day of September, 2026.

GRANTOR:

Linda Kline

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Linda Kline, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18 day of September, 2026.

Notary Public
My Commission expires: 9-3-30

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Brandee Gilliam, 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 9/18/2026.

Date

Affiant Signature

9/24/2026

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 24th day of September, 2026.

Notary's Signature

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

My Commission Expires: 11/21/27

Date

Notary's Seal (if on paper)