Karen Johnson Davidson County
Batch# 1478258 DEEDQC
09/28/2026 11:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260928-0089545

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Mark Nelms

TO:

Mark Wesley Nelms, Trustee of the Mark Wesley Nelms Revocable Trust dated September 28, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 28th day of September, 2026, by and between **Mark Nelms, an unmarried man** ("Grantor"), and **Mark Wesley Nelms, Trustee of the Mark Wesley Nelms Revocable Trust dated September 28, 2026, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in the 19th Councilmanic District of Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit 417 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville, recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for the Bristol on Broadway, a condominium, recorded as Instrument No. 20050517-0055639, amended at Instrument Nos. 20060307-0026614 and 20070615-0071857, said Master Deed and all recorded amendments and exhibits thereto, being by this reference incorporated herein and made a part hereof. Together with an undivided interest in the Common Elements on the Bristol on Broadway Condominium. Together with parking space #137.

SUBJECT to Master Deed of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614, and Instrument No. 20070615-0071857, in the Register's Office for Davidson County, Tennessee. And subject to Matters shown on the Plan of record in Book 21, page 39, said Register's Office. And subject to urban zoning overlay as Metro Ordinance No. BL-2000-364 and made applicable by Ordinance No. BL-2000-476, Metropolitan Clerk's Office for Davidson County, Tennessee. And subject to

Limited Easement of record in Instrument No. 20071113-0132706, said Register's Office.

BEING the same property conveyed to Mark Nelms, a single man, by Warranty Deed from Radek Fooksa and Daniela Sever Fooksa, husband and wife, dated February 13, 2019, and recorded on February 19, 2019, in Instrument No. 20190219-00141941, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is real property known as: **1803 Broadway Apt 417, Nashville, TN 37023**.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Mark Nelms
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mark Nelms**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 28th day of September, 2026.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11·5·29

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Mark Wesley Nelms, Trustee 1803 Broadway Apt 417 Nashville, TN 37203	Same/Owner	1803 Broadway Apt 417 Nashville, TN 37203 092-16-0D-417.00

Certificate of Authenticity

I, Thomas W. Steelman, 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 September 28, 2026

Affiant Signature

9.28.26
Date

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Sworn to and subscribed before me this
28th day of September, 2026.

Notary's Signature
My Commission Expires: 11.5.29

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON