Karen Johnson Davidson County
Batch# 1482836 DEEDQC
10/09/2026 12:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20261009-0093107

AFTER RECORDING RETURN TO:
First Source Title Agency, Inc.
7717 Victory Lane
Suite B
North Ridgeville, OH 44039
File No. FS2609197967

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 082 14 0A 099.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 29 day of September 20 26, by and between **Mindy Jean Abshier, Trustee of the Mindy Jean Abshier Living Trust dated April 17, 2024,** residing at 958 1st Avenue North, Nashville, TN 37201, hereinafter referred to as Grantor(s) and **Mindy Jean Abshier,** residing at 958 1st Avenue North, Nashville, TN 37201, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 958 1st Avenue North, Nashville, TN 37201

Being the same property conveyed to the Grantor(s) in a Deed recorded on 07/28/2026 under Instrument Number: 20260728-0068371 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Mindy Jean Abshier, Trustee of the Mindy Jean Abshier Living Trust dated April 17, 2024

Mindy Jean Abshier, Trustee of the Mindy Jean Abshier Living Trust dated April 17, 2024

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Mindy Jean Abshier, Trustee of the Mindy Jean Abshier Living Trust dated April 17, 2024,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Hendersonville TN, this 29 day of September, 2026.

Susie J Ingram
Notary Public

My Commission expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/02/2026
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

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

Mindy Jean Abshier
Affiant

Print Name: Mindy Jean Abshier

STATE OF TN
COUNTY OF Sumner

Subscribed and sworn to before me this 29 day of September, 2026.

Susie J Ingram
Notary Public
My Commission Expires: 11/2/2026

Name and address for person(s) responsible for taxes:

Mindy Jean Abshier
958 1st Avenue North
Nashville, TN 37201

Name and address of property owner:

Mindy Jean Abshier
958 1st Avenue North
Nashville, TN 37201

SUSIE J INGRAM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/02/2026
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

The following described property in the County of Davidson, State of TN, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 958 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. 20051228-155671 and in Instrument No. 20060518-0058640, 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 such Unit.

Parcel ID Number: 082 14 0A 099.00

Property commonly known as: 958 1st Avenue North, Nashville, TN 37201

Tennessee Certification of Electronic Document

I, Michelle Douglas, 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 Sept 29, 2026 (date of document).

Affiant Signature

10/8/26
Date

State of Ohio

County of Lorain

Sworn to and subscribed before me this 8 day of Oct, 2026.

Notary's Signature

MY COMMISSION EXPIRES: March 13, 2028

NOTARY'S SEAL

NOTARIAL SEAL STATE OF OHIO

Brittney Weaver
Notary Public, State of Ohio
My Commission Expires:
March 13, 2028