Karen Johnson Davidson County
Batch# 928065 DEEDQC
10/11/2022 02:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221011-0111516

This Instrument Prepared By:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068-1804

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(vi).

This Instrument was prepared by information furnished by the parties with no title examination being made and no warranties as to the status of title provided, and the parties hereto hold the Law Office of Matthew D. Faulk, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

New Owner:	**Send Tax Bill To:**	**Map/Parcel:**
Stephen W. Ross, Trustee Erin R. Ross, Trustee ROSS REVOCABLE LIVING TRUST dated October 11, 2022 482 Oakley Drive Nashville, TN 37770	SAME	00400

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Grantors, Stephen Wesley Ross, who is one and the same as Stephen W. Ross, and wife, Erin Reynolds Ross, who is one and the same as Erin R. Ross**, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, quitclaim unto **Stephen W. Ross and Erin R. Ross, Trustees, or their successors in interest, of the Ross Revocable Living Trust, dated October 11, 2022, and any amendments thereto**, as tenancy by the entirety, all of our right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 176 on the Plan of Brentwood Hall, Section VI, as of record in Book 2331, page 20, Register's Office for said County.

Said Lot No. 176 fronts 110 feet on the northerly side of Oakley Drive, and runs back between lines 180 feet on the westerly line and 179.6 feet on the easterly line to a dead line in the rear, measuring 110 feet thereon.

Being the same property conveyed to Stephen Wesley Ross and wife, Erin Reynolds Ross, by Warranty Deed of record from the Estate of Charles Zigas and Mary E. Cunningham, in Instrument No. 20171121-0119242, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to 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 may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 482 Oakley Drive, Nashville, TN 37770.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenancy by the entirety, despite its conveyance to our revocable trust.

This conveyance is made as a transfer by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferer, or as a transfer by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse.

WITNESS our hands this 11th day of October, 2022.

Stephen Wesley Ross

Erin Reynolds Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of October, 2022, before me personally appeared Stephen Wesley Ross and Erin Reynolds Ross, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

Witness my hand, at office, this 11th day of October, 2022.

Matthew Faulk, Notary Public
My Commission Expires: February 23, 2025



True Copy Certification

I, Matthew D. Faulk, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 10-11-2022.

Matthew D. Faulk

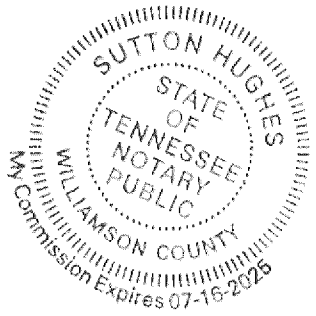
10-11-2022
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn and subscribed to me on this 11 day of October, 2022.

Notary Seal (if on paper)



Notary Public

My Commission Expires: 7/16/2025