Karen Johnson Davidson County
Batch# 1073548 DEEDQC
11/20/2023 01:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231120-0090269

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Braeden Randall Rountree, Trustee, Affiant Subscribed and sworn to before me, this 8th day of November, 2023. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/06/2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Number:
Braeden Rountree and/or Rachelle Rountree, Trustees 5728 Cloverwood Drive Brentwood, TN 37027	SAME	171-07-0-053.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Braeden Randall Rountree and wife, Rachelle Marie Dixon Rountree**, hereinafter called the Grantors, for the purpose of transferring the Grantors'

entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Braeden Randall Rountree and/or Rachelle Marie Dixon Rountree, Trustees of the Braeden & Rachelle Rountree Living Trust, established by the Revocable Trust Agreement of Braeden Randall Rountree and Rachelle Marie Dixon Rountree dated November 8, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 8th day of November, 2023.

Braeden Randall Rountree

Rachelle Marie Dixon Rountree

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Braeden Randall Rountree and Rachelle Marie Dixon Rountree, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of November, 2023.

My Commission Expires:

ALICE BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson and Williamson County, Tennessee, being Lot(s) 77, as shown on the map entitled Cloverland Acres, Section 4, of record in Plat Book 4660, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Braeden Rountree and Rachelle Rountree, husband and wife, by deed from Joseph M. Dinwiddie, unmarried, of record as Instrument No. 20211109-0149772, Davidson County, Tennessee, and of record in Book 8803, page 889, Register's Office for Williamson County, Tennessee.

Braeden Randall Rountree and Braeden Rountree are one and the same person. Rachelle Marie Dixon Rountree and Rachelle Rountree are one and the same person.

This conveyance is made subject to taxes for the current year, any and all zoning regulations, restrictions, setback lines, easements, and encumbrances of record, if any, as may affect the premises.

This is improved property known as 5728 Cloverwood Drive, Brentwood, TN 37027.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 11/8/23.

11/8/23
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of November, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

