Karen Johnson
Batch # 1223200
01/06/2025 08:21 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20250106-0000812

**THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:**

**MUSIC CITY ESTATE LAW**
**1650 MURFREESBORO ROAD**
**SUITE 208**
**FRANKLIN, TN 37067**
**(615) 628-7775**

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON )

The actual consideration for this transfer is $10.00. This is an exempt transfer.

SAMANTHA ROBERTS
Affiant

Subscribed and sworn to before me, this 27th day of December 2024.

Justin Gilbert
Notary public

My commission Expires: 05/20/2025

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills to: | Map-Parcel #: |
|---|---|---|
| Dylan Rose, LLC<br>1844 Traditions Circle<br>Brentwood, TN 37027 | Dylan Rose, LLC<br>1844 Traditions Circle<br>Brentwood, TN 37027 | 081-08-4R-002.00 CO |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Raymond Roberts and Samantha Roberts, as Trustees of The RAM Living Trust dated May 20, 2022, do hereby quitclaim, transfer and convey unto Dylan Rose, LLC, a Tennessee limited liability company, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the plan of 1701 5th Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1701 5th Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160318-0026129, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

This Conveyance is subject to the matters set forth below, if any, as well as 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 appear in the appropriate public record.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160318-0026129, said Register's Office.

Being the same property conveyed to Raymond Roberts and Samantha Roberts, as Trustees of the RAM Living Trust dated May 20, 2022, from Samantha Roberts and Raymond Roberts, wife and husband, by Warranty Deed dated April 19, 2024, and recorded on April 22, 2024, as Document No. 20240422-0028539, Register's Office for Davidson County, Tennessee.

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

Property Address: 506 Garfield Street, Nashville, Tennessee 37208

Witness my hand this 27th day of December 2024.

Raymond Roberts, Trustee of the RAM Living Trust dated May 20, 2022, Grantor

Samantha Roberts, Trustee of the RAM Living Trust dated May 20, 2022, Grantor

STATE OF TENNESSEE )
) ss.
COUNTY OF WILLIAMSON )

Personally appeared before me, Justin Gilbert, Notary Public, Raymond Roberts and Samantha Roberts, as Trustees and Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, December 27th, 2024.

[Seal]




Justin Gilbert, Notary Public
My commission expires: May 20, 2025