Address New Owner	Map-Parcel Numbers	Send Tax Bills To
The Ashwood Tennessee Community Property Trust dated February 24, 2025 **110 Belle Meade Boulevard** **Nashville, TN 37205**	**116 06 0 027.00**	**SAME**

Karen Johnson
Batch # 1241740
02/27/2025 09 17 18 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250227-0014471

This instrument prepared by Carter Shelton Jones
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Matthew P. Ashwood and Jonna Lee Ashwood, Trustees of the Ashwood Residence Trust created under agreement dated May 9, 2013** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **The Ashwood Tennessee Community Trust dated February 24, 2025** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **110 Belle Meade Boulevard, Nashville, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 24th day of February, 2025

KATIE CECCHETTI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires 06/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination, and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

To the extent applicable, Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 24th day of February, 2025

Matthew P. Ashwood

Matthew P. Ashwood

Jonna Lee Ashwood

Jonna Lee Ashwood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew P. Ashwood and Jonna Lee Ashwood**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee on this the 24th day of February, 2025

Notary Public

My Commission Expires
1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Massey-Clements subdivision of record in Plat Book 4175, page 146, Register's Office for said Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Matthew P. Ashwood and Jonna Lee Ashwood, Co-Trustees of the Ashwood Residence Trust created under agreement dated May 9, 2013, by deed of record as Instrument Number 20130510-0047589, in the Register's Office for Davidson County, Tennessee