Karen Johnson Davidson County
Batch# 1263540 DEEDQC
04/23/2025 04:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250423-0031340

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Nathan E. Ritches and Alyse P. Ritches, Co-Trustees 1616 Elysian Way Brentwood, TN 37027	Same	172 00 0 148.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged we, NATHAN E. RITCHES, a/k/a NATHAN RITCHES and ALYSE P. RITCHES, by these presents do hereby quitclaim and convey unto NATHAN E. RITCHES and ALYSE P. RITCHES, CO-TRUSTEES OF THE GOLDEN TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

[The remainder of this page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 23 day of 4, 2025.

NATHAN E. RITCHES

ALYSE P. RITCHES

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Nathan E. Ritches and Alyse P. Ritches, the within named bargainors, 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 and official seal this 23rd day of April, 2025.

Notary Public

My Commission Expires:
May 8, 2028

MARYAM HEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2028

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

K. Braun Kellyn
Affiant

Subscribed and sworn to before me
this 23rd day of April, 2025.

Notary Public

My Commission Expires: May 8, 2028

MARYAM HEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2028

EXHIBIT A

172 00 0 148.00; 280 Holt Hills Road

Land in Davidson County, Tennessee, being Tract No. 31 on the Plan of Holt Hills, Section 3 of record in Book 5200, page 306, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by deed of record as Instrument #20230901-0068808, Register's Office for Davidson County, Tennessee.

45498668.3

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 23 Apr, 2025 (date of document).

Affiant Signature

04/23/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of April, 2025.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026