Karen Johnson Davidson County
Batch# 1278330 DEEDQC
05/28/2025 09:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250528-0041670

QUITCLAIM DEED

ROBIN W. OQUINDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-26-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 2025

Notary Public

MY COMMISSION EXPIRES: 5/26/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gardner Title & Escrow, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jaclyn Marie Trosper	Same as owner	060-04-0-042.00
(NAME) 3126 Hillside Road	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brady Trosper**, unmarried (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Jaclyn Marie Trosper**, unmarried (the "**Grantee**"), her heirs and assigns, all his right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 3126 Hillside Road, Nashville, TN 37207.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 29 day of April, 2025.

GRANTOR:

Brady Trosper

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Brady Trosper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of April, 2025.

MORGAN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5/5/25

202505280041670

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of C.L. Adams, Jr. Property of record in Plat Book 8250, Page 912, 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 to Brady Trosper and Jaclyn Trosper, husband and wife, by Warranty Deed from Charles S. Chase and Mary A. Chase, husband and wife, of record in Instrument No. 20150604-0052281, Register's Office for Davidson County, Tennessee, dated June 3, 2015, and recorded on June 4, 2015.

Brady Trosper hereby conveys his interest in the property pursuant to a Marital Dissolution Agreement and Final Divorce Decree filed on **May 27**, 2025, of record in Case No. 20D759, in the Fourth Circuit Court for Davidson County, Tennessee in Nashville.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 April 29, 2025.

Affiant Signature

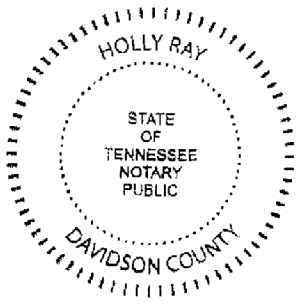
May 28, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of May, 2025.



Notary's Signature

My Commission Expires: 03/09/27