Karen Johnson Davidson County
Batch# 1280927 DEEDQC
06/03/2025 03:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250603-0043646

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

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Edmund P. Routon and Jan S. Routon, Co-Trustees 712 Ebenway Drive Nashville, TN 37205	Same	115 07 0 097.00 115 07 0 098.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, EDMUND P. ROUTON and JAN S. ROUTON, hereby quitclaim and convey to EDMUND P. ROUTON and JAN S. ROUTON, CO-TRUSTEES OF THE ROUTON COMMUNITY PROPERTY 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 interest in that certain real property in Davidson County, Tennessee described as follows:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 356 on the Plan of West Meade Farms, Section "M", as of record in Book 2133, page 107, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed of record as Instrument #20040625-0075658, Register's Office for Davidson County, Tennessee.

This is property known as 712 Ebenway Drive, Nashville, Tennessee.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 355 on the Plan of West Meade Farms, Section "M", as of record in Book 2133, page 107, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed of record as Instrument #20120806-0069810, Register's Office for Davidson County, Tennessee.

This is property known as 708 Ebenway Drive, Nashville, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 3rd day of June, 2025.

EDMUND P. ROUTON

JAN S. ROUTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Edmund P. Routon and Jan S. Routon, 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, as of this 3RD day of JUNE, 2025.

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 22, 2029

Notary Public
My Commission Expires: JAN. 22, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 3RD day of JUNE, 2025.

Notary Public
My Commission Expires: JAN. 22, 2029

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MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 22, 2029

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 Jun 3, 2025 (date of document).

Affiant Signature

06/03/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 03 day of June, 2025.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

