Karen Johnson Davidson County
Batch# 1281937 DEEDQC
06/06/2025 09:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250606-0044590

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 2nd day of June, 2025. Notary Public My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jane Elizabeth Ross 201 Ashlawn Court Nashville, Tennessee 37215	SAME	131 06 0G 201.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of love and affection, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Randall Allen Ross**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to the Grantor's wife, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and

incorporated herein by reference to **Jane Elizabeth Ross,** and to her heirs and assigns, hereinafter called the Grantee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Furthermore, the Grantor waives, disclaims and releases any and all right, title and interest in the subject property, including but not limited to marital property in the event of a divorce or elective share, homestead and intestate succession in the event of death.

WITNESS my hand this 2nd day of June, 2025.

Randall Allen Ross

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 Randall Allen Ross, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 2nd day of June, 2025.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 201 of Burton Hills Townhomes, Village of Ashlawn, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 978, and as revised in Book 6900, page 304, and as shown as Exhibit "B" to the Master Deed of record in Book 7076, page 696, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Randall Allen Ross and wife, Jane Elizabeth Ross, by deed from O.B. Thomason, of record as Instrument No. 20200721-0079959, Register's Office for Davidson County, Tennessee.

This is improved property known as 201 Ashlawn Court, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 **June 2, 2025**.

June 6, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **6th** day of **June**, **2025**.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

