Karen Johnson Davidson County
Batch# 1283446 DEEDQC
06/09/2025 10:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250609-0045099

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:

LINDSAY HAMADA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2028

Address of New Owner/s:	Send Tax Bills to:	Map-Parcel Numbers:
Jane Elizabeth Ross, Trustee 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 the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jane Elizabeth Ross**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, 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, Trustee of the Jane Elizabeth Ross Living Trust, established by the Revocable Trust Agreement of Jane Elizabeth Ross dated November 1, 2024**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

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.

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

Jane Elizabeth 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 Jane Elizabeth 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. Also being the same property conveyed to Jane Elizabeth Ross by deed from Randall Allen Ross, of record as Instrument No. 20250606-0044590, 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 9, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **9th** day of **June**, **2025**.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

