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Karen Johnson Davidson County
Batch# 1305087 DEEDQC
08/01/2025 02:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250801-0061246

THIS INSTRUMENT PREPARED BY:
Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00

Affiant

Subscribed and sworn to before me this
1st day of August 2025.

ISABELLE KOSLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: Jan. 4, 2027

[Do Not Stamp Over Text Below]

Address New Owner (s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Bryan James Roberts, Trustee of the Bryan James Roberts Revocable Trust, and Brittani Rendina Roberts, Trustee of the Brittani Rendina Roberts Revocable Trust 4840 Redcastle Ridge Nashville TN 37211	Bryan James Roberts Brittani Rendina Roberts 4840 Redcastle Ridge Nashville TN 37211	172 12 0B 064.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Bryan Roberts and Brittani Roberts, husband and Wife** (the "Grantors"), do hereby quitclaim and convey unto **Bryan James Roberts, Trustee under The Bryan James Roberts Revocable Trust dated August 1, 2025,** as to 1/2 undivided interest, and **Brittani Rendina Roberts, Trustee under The Brittani Rendina Roberts Revocable Trust dated August, 2025,** as to 1/2 undivided interest, **(the "Grantees")**, their heirs and assigns, all of Grantors' heirs and assigns forever, all of their right, title, and interest in the following described real estate, situated in **Davidson County**, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 64, on the Plan of Cluster Lot Development, Winfield Park, Phase 2, Section 1, Revision 1, of record in Plat Instrument No. 20010313-0024106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Bryan Roberts and Brittani Roberts, husband and wife, by Quitclaim Deed from Brittani Roberts, a married woman, dated May 19, 2020 and recorded June 5, 2020 in Instrument Number 20200605-0057998, in said Register's Office of Davidson County, Tennessee.

This is improved with a property address of: **4840 Redcastle Ridge, Nashville, TN 37211.**

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

This Trust ("The Bryan James Roberts Revocable Trust and The Brittani Rendina Roberts Revocable Trust") are revocable trusts established pursuant to the laws of the State of Tennessee. This conveyance is to trusts established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trusts specifically provide that no person dealing with the Trustees in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These trusts contain spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to revocable living trusts. No actual monetary consideration is given by the Grantees, and this conveyance is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(A)(1)(C)(vi).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS OUR HANDS THIS 1st DAY OF AUGUST 2025.

Bryan Roberts

Brittani Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Isabelle Koslin, a Notary Public of said County and State, appeared Bryan Roberts and Brittani Roberts, 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 seal, at Office in Nashville, Tennessee, this 1st day of August 2025.

Isabelle Koslin
NOTARY PUBLIC
My Commission Expires: Jan. 4, 2027



Certificate of Authenticity

I, **Michael S. Goode**, 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 **August 1, 2025**.

Affiant Signature

8/1/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of August 2025.

Notary's Signature

My Commission Expires: Jan. 4, 2027
Date

Notary's Seal (if on paper)

