Karen Johnson Davidson County
Batch# 1305637 DEEDQC
08/04/2025 08:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250804-0061320

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

SARAH CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires March 21, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

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

Notary Public
My Commission Expires: 3/21/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Nancy Hunter Rossi and Theodore A. Rossi, Trustees P.O. Box 3539 Stowe, VT 05672	SAME	016 00 0 057.00

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, **Nancy Hunter Rossi and husband, Theodore A. Rossi,** hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by

the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Nancy Hunter Rossi and Theodore A. Rossi, Trustees of the Nancy Hunter Rossi Revocable Trust, established by the Revocable Trust Agreement of Nancy Hunter Rossi dated August 11, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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 our hands this 29 day of July, 2025.

Nancy Hunter Rossi

Nancy Hunter Rossi

Theodore A. Rossi

Theodore A. Rossi

STATE OF Vermont)
COUNTY OF Chittenden)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Hunter Rossi and Theodore A. Rossi, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Subscribed and sworn to before me, this 29 day of July, 2025.

My Commission Expires: 1/31/27

Notary Public

Notary Public State of Vermont
John Clark
Commission-157.0003065
Expires 1/31/27

EXHIBIT A

Legal Description

Land in the 10th, formerly 22nd, District of Davidson County, Tennessee, to-wit:

Beginning at a large sycamore in J.M. Hunter's or Mrs. Abbie McIntosh's West boundary line, being the west line of Tract No. 3 on the Plan of the Crocker Springs Tract as of record in Book 161, Page 74, said Register's Office; thence with the west line of said Lot No. 3 south 5 degrees 40' West 42 poles to a stake near a spring, the Southeast corner of the old Campbell Tract of which this is a part; thence North 87-3/4 degrees West 50.88 poles to a stake with 3 chestnut pointers, the Southeast corner of a part of the Crocker Tract, formerly John Webber tract; thence with the line of said tract North 15 degrees East 27-3/4 poles to a stake with 2 hickory pointers, North 10-1/2 degrees West 14-3/4 poles to a black oak and hickory in a fence; thence North 30-1/2 degrees West 8.2 poles to a dogwood; thence North 68-1/2 degrees West 34 poles to a stake in the head of a cove; thence North 88-1/2 degrees West 27 poles to 3 chestnuts and hickory in Sam Kirkpatrick's East boundary line; thence North 2 degrees East 166 poles to a stake in Turner Binkley's line; thence East 12 poles to a stake with large black gum pointers, Mrs. Maggie Campbell Lanier's Northwest corner; thence with her westerly line South 21-1/2 degrees East 111-1/2 poles to a large beech near a spring; thence South 32-1/2 degrees East 96.64 poles to the beginning, containing 73-1/4 acres, more or less, excluding 7.38 A. conveyed to James M. Hunter by deed from Thos. Lanier and wife, Frances, Sept. 15, 1917, being Southwest corner of the tract of land conveyed to Lanier & wife, from Maggie Campbell Lanier February 27, 1914, of record in Book 452, Page 381. And being the same property conveyed to M.A. Simmons by deed of Richard S. West, Trustee, recorded in Book No. 918, Page 308, R. O. D. C., Tennessee, to which reference is here made.

Also the adjoining tract of land conveyed to Thomas Lanier by deed of James M. Hunter of record in Book 502, Page 330, of the said R. O. D. C., Tennessee, and being more particularly described as follows:

Situated in the 10th Civil District of said County and State and more particularly described as follows:

Beginning in the center of a small branch with two elms, sycamore and hackberry pointer; thence 5 degrees and 4 minutes East 24.40 poles to a dead cedar in pailing fence; thence North 80 East, 4.40 poles to a point in the west margin of road; thence North 49 East 9.20 poles to the center of said Branch; thence North 51 West 5.72 poles to the point of beginning, containing 67/100 of an acre, more or less.

Included in the above described lands but excluded therefrom is the following described tract conveyed to Hugh L. Binkley and wife, Martha C. Binkley, by Deed of Gladys Lewis Hunter, a widow, following the death of her husband, Sanford M. Hunter. Said Deed was recorded in Book 4575, Page 887, said Register's Office on February 11, 1972, and the tract so conveyed and excluded from this Quitclaim Deed is described as follows:

> A tract of land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, and more particularly described according to the survey by John R. Alley, surveyor, January 8, 1972, Tennessee No. 249, as follows:
>
> Beginning at a corner post in a South line of H. T. Binkley, a corner to W. T. Binkley and the Northwest corner of this land; thence with a fence and the line of said H. T. Binkley North 87 degrees 45 minutes East 145 feet to a post, a corner in the line of said Binkley; thence with the lines of said Binkley and J.C. Lanier South 20 degrees East 1,510 feet to a post; a corner to Mrs. Gladys L. Hunter in the line of said Lanier; thence with the line of said Mrs. Hunter, following a valley, as follows: North 63 degrees West 173 feet to a 14-inch elm tree; North 65 degrees West 205.5 feet to a 6-inch sugar tree; North 61 degrees 15 minutes West 228 feet to a 12-inch walnut tree and North 40 degrees 15 minutes West 370 feet to an iron pin in a fence line, a corner to said Mrs. Hunter in the line of F. W. Gray; thence with said fence and the line of said Gray North 5 degrees 15 minutes East 639 feet to an iron pin, a corner to said Gray and aforesaid w. T. Binkley; thence with a fence and the line of said Binkley North 16 degrees East 220 feet to the beginning, containing 12.2 acres, more or less.

Said property is improved and is located on a road turning off of Crocker Springs Road and running in a northerly direction.

Being the same property conveyed to Nancy Hunter Rossi by deed from Gladys Lewis Hunter, a widow, of record in Book 7573, Page 622, and re-recorded in Book 7611, Page 509, Register's Office for Davidson County, Tennessee.

This is property with a common address of 0 Union Hill Rd., Goodlettsville, TN 37072.

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 August 1, 2025.

08/01/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

