Karen Johnson Davidson County
Batch# 1310055 DEEDQC
08/14/2025 09:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250814-0064704

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Stephen Jay Riven, Co-Trustee Jennifer M. Riven, Co-Trustee Jennifer and Jay Riven Trust 237 Haverford Ave. Nashville, TN 37205	same	129 04 0 057.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Jennifer M. Riven, Trustee of the Jennifer M. Riven Revocable Trust (the "Grantor"), does hereby quitclaim, transfer and convey all of the Grantor's right, title and interest in and to the following described property to Stephen Jay Riven and Jennifer M. Riven, and their successors in trust, as Co-Trustees of the Jennifer and Jay Riven Trust dated January 9, 2025, a Tennessee Community Property Trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, and being Lot No. I on the Plan of Bransford Realty Company's Subdivision of Lot No. 10 West Meade Subdivision, as of record at Book 547, Page 142, Register's Office for said County, together with the Southerly one-half of West Meade Drive adjacent and contiguous to the Northerly line of said Lot No. 1 as closed by Council Bill No. 094-1021, Council of the Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in the Metropolitan Court Clerk's Office for said County, all to which reference is hereby made and the same incorporated herein for a complete description of said lot, and said portion of closed/abandoned drive [road].

Being the same property conveyed to Jennifer M. Riven, Trustee of the Jennifer M. Riven Revocable Trust, by Warranty Deed dated June 1, 2020, from Donald K. Jenny and Phyllis P. Jenny, husband and wife, of record at Instrument No. 20200603-0056981, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 237 Haverford Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Jennifer and Jay Riven Trust dated January 9, 2025, a Tennessee Community Property Trust, as community property, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 9th day of January, 2025.

GRANTOR:

JENNIFER M. RIVEN REVOCABLE TRUST

Jennifer M. Riven

Jennifer M. Riven, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jennifer M. Riven, Grantor, who upon oath acknowledged that she is the Trustee of the Jennifer M. Riven Revocable Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 9th day of January, 2025.

Andrea J Sinclair

Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00).

Jennifer M. Riven

Affiant

Subscribed and sworn to before me this 9th day of January, 2025.

Andrea J Sinclair

Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2025

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 January 9, 2025.

Andrea J. Sinclair

Andrea J. Sinclair

August 14, 2025

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of August, 2025.

Notary Public

My Commission Expires: 5/8/29

BEVERLY SEBASTIAN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

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