Karen Johnson
Batch # 1311497
08/19/2025 08:09:19 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250819-0065909

Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

# QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That husband, Andrew J. Paschall, (herein "Grantors") for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby quit claim and convey, as tenants by the entirety, unto Andrew J. Paschall and Ashton E. Paschall, as Trustees of the Andrew & Ashton Paschall Family Living Trust 2025, dated August 15th, 2025 (Collectively herein "Grantee") or their successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at 1422 Huffine Street of record as Exhibit B to Declaration of Covenants, Conditions and Restrictions for Homes at 1422 Huffine Street, a Horizontal Property Regime with Private Elements, in Instrument No. 20150611-0055396, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Andrew J. Paschall, a single man, from D224, LLC, a Tennessee Limited Liability Company, by Warranty Deed on January 15th, 2016, and recorded on January 20, 2016, Instrument No. 20160120-0005895, Register's Office, Davidson County, Tennessee.

This is improved property, known as 1422 A Huffine Street, Nashville, TN 37216.

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

Tenn. Code Ann. § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance. This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law.

IN TESTIMONY THEREOF I have executed this instrument this 15th day of August, 2025.

**Grantors:**

Andrew J. Paschall

| Address of New Owner: | Send Tax Bills to: | Map and Parcel: |
|---|---|---|
| Andrew J. Paschall and Ashton E. Paschall, as Trustees of the Andrew & Ashton Paschall Family Living Trust 2025, 413 Lowline Drive, Clarksville, TN 37043 | Andrew J. Paschall and Ashton E. Paschall, as Trustees of the Andrew & Ashton Paschall Family Living Trust 2025, 413 Lowline Drive, Clarksville, TN 37043 | **072-11-05-001.00 00** |

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Andrew J. Paschall and Ashton E. Paschall to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 15th day of August, 2025.

Notary Public

RACHEL A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: Andrew J. Paschall and Ashton E. Paschall, as Trustees of the Andrew & Ashton Paschall Family Living Trust 2025, dated August 15th, 2025.
Address: 413 Lowline Drive, Clarksville, TN 37043.

**Grantee:**

Andrew J. Paschall, as Trustee of the Andrew & Ashton Paschall Family Living Trust 2025, dated August 15th, 2025.

Ashton E. Paschall, as Trustee of the Andrew & Ashton Paschall Family Living Trust 2025, dated August 15th, 2025.

Subscribed and sworn to before me this 15th day of August, 2025.

Notary Public:

RACHEL A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028