Karen Johnson Davidson County
Batch# 1314081 DEEDQC
08/25/2025 03:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250825-0067961

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Emily Armentrout, et vir

TO:

Russell Allen Rowles and Emily Gray Armentrout, Trustees of the Armentrout-Rowles Family Trust, dated August 25, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 25th day of August, 2025, by and between **Emily Armentrout and husband, Russell Rowles, and Emily Armentrout, individually** ("Grantors"), and **Russell Allen Rowles and Emily Gray Armentrout, Trustees of the Armentrout-Rowles Family Trust, dated August 25, 2025, and any amendments thereto** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a part of Block 25 on the Map of C. C. Vernon Farm, of record in Book 161, Page 164, in the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by John Kohl & Company, P. C., dated March 1, 1999, as follows:

BEGINNING at a point in the easterly margin of Rural Avenue, said point being the common boundary line between the Davidson County Board of Education and said property; thence North 09 deg. West 107.2 feet to a point; thence North 86 deg. 54' East 155 feet to a point, said point being 50 feet South of the southern margin of Vaught Drive; thence South 04 deg. 42' East 127 feet to a point; thence North 85 deg. West 150.5 feet to the point of beginning.

BEING a **fifty percent (50%) interest** in the same property conveyed to Emily Armentrout and husband, Russ Rowles, and Donald S. Armentrout, married, by Warranty Deed from Maho Rahmanovic and wife, Razija Rahmanovic, dated August 28, 2000, and recorded on August 30, 2000, as Instrument No. 20000830-0085728, in the Register's Office for Davidson County, Tennessee.

AND being **the remaining fifty percent (50%) interest** in the same property conveyed to Emily Armentrout by Warranty Deed from Ellen S. Armentrout in her capacity as the Executrix of the Estate of Donald S. Armentrout, Deceased; and Ellen S. Armentrout and Emily G. Armentrout in their capacity as Trustees of the Donald S. Armentrout Revocable Trust Agreement dated January 5, 2001, dated July 23, 2014, and recorded on July 28, 2014, as Instrument No. 20140728-0066709, being clarified by Scrivener's Affidavit, dated July 30, 2014, and recorded on July 30, 2014, as Instrument No. 20140730-0068050, in the Register's Office for Davidson County, Tennessee.

This legal same description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is improved property, known as: **174 Rural Avenue, Nashville, TN 37209**.

The said Emily Armentrout and Emily G. Armentrout being one and the same person.

The said Russ Rowles and Russell Rowles being one and the same person.

Russell Rowles joins in the conveyance of the fifty percent (50%) interest conveyed to Emily Armentrout by Warranty Deed recorded as Instrument No. 20140728-0066709, in order to quitclaim and convey any right, title, or interest he has in said fifty percent (50%) interest by virtue of his marriage to Emily Armentrout.

It is the intent of the Grantors to convey one hundred percent (100%) interest in the subject property to the Grantees.

[signatures appear on following page]

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Emily Armentrout
as the spouse of Russell Rowels and individually
Grantor

Russell Rowles
Grantor and spouse of Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Emily Armentrout and Russell Rowles**, named within, 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 the 25th day of August, 2025.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary Public

My Commission Expires: 1.28.26

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person/Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Russell Allen Rowles and Emily Gray Armentrout, Trustees 174 Rural Avenue Nashville, TN 37209	Same/Owner	174 Rural Avenue Nashville, TN 37209 10302018200

Certificate of Authenticity

I, Thomas W. Steelman, 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 8/25/25.

Affiant Signature

8-25-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th day of August, 2025.

Notary's Signature
My Commission Expires: 1·28·26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026