This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1321014 DEEDQC
09/11/2025 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250911-0072675

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Kimberly Beard
Affiant Signature

Subscribed and sworn to before me on this the 4th day of Sept, 2025.

Marcia Escobar
Notary Public

My Commission expires 10/25/2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Savoy Trust
1318 Hildreth Dr
Nashville TN 37215

SEND TAX BILLS TO:
Savoy Trust
1318 Hildreth Dr
Nashville TN 37215

MAP AND PARCEL NUMBER: 13114008600

QUITCLAIM DEED

25NT00891

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Anthony Roti and Margaret Ryan Roti, Husband and Wife

By these presents do remise, release and **QUITCLAIM** unto

Savoy Trust

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **Davidson,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 352 on the Plan of Seven Hills, Section 8, of record in Book 3300, page 14, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Anthony Roti and Margaret Ryan Roti, husband and wife from Carey F. McDonald and Wayne D. Penney, Successor Trustees, Ed Penney Family Trust Dated May 24, 2016, by Warranty Deed dated 07/26/2021 and recorded 07/29/2021 in Instrument No. 20210729-0101836, Register's Office of said County.

This is an improved property commonly known as: 1318 Hildreth Dr, Nashville TN 37215

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 4 day of September 2025

Anthony Roti

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Anthony Roti**, the within named bargainer, 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, at office, this 4 PM day of September 2025

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness our hands this 4 day of September 2025

Margaret Ryan Roti

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Margaret Ryan Roti**, the within named bargainer, 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, at office, this 4 day of September 2025

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 _____(date of document).

Affiant Signature

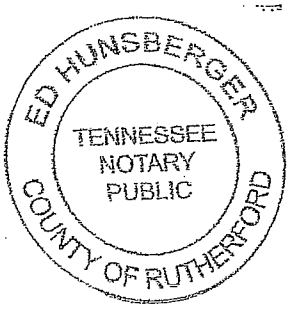
9/11/25

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11TH of SEPT, 25.

(SEAL)



Notary's Signature

My Commission Expires: 1/25/26