THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 CHRISTOPHER RASH, AFFIANT Subscribed and sworn to before me, this 12th day of September 2025. NOTARY PUBLIC My Commission Expires: NOV 8, 2028

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 8, 2028

Karen Johnson
Batch # 1323382
09/17/2025 10:56 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250917-0074221

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
CHRISTOPHER M. RASH and EMILY ASHWORTH RASH, CO-TRUSTEES 4047 General Bate Drive Nashville, TN 37204	New Owner	Map and Parcel No.: 132 01 1A 002.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Christopher Rash and Emily Rash, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Christopher M. Rash and Emily Ashworth Rash, Co-Trustees of the Rash Joint Revocable Trust, created August 30, 2024, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 4047 General Bate Drive, Nashville, Tennessee 37204, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of Homes at 4045 General Bate Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for

Homes at 4045 General Bate Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180816-0081251, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 4045 General Bate Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180816-0081251, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Christopher Rash and Emily Rash, husband and wife, from Thomas A. Gendron and Traci E. Gendron, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20200901-0099376.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 12th day of September 2025.

Christopher Rash, Grantor

Emily Rash, Grantor

STATE OF TENNESSEE)

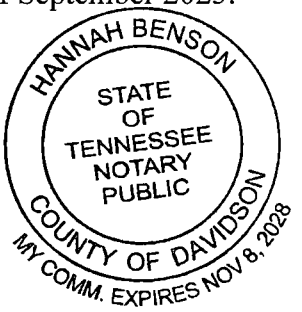
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Christopher Rash**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of September 2025.

Hannah Benson
Notary Public

My Commission Expires: Nov 8, 2028



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Emily Rash**, the Grantor, 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 official seal at office, this 12th day of September 2025.

Hannah Benson
Notary Public

My Commission Expires: Nov 8, 2028

