Karen Johnson Batch # 1323885 09/18/2025 09:00:56 AM Fees: $12.00 Taxes: $0.00 20250918-0074462 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of September 2025. Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE ROSALIE MARIE SHULENBERGER REVOCABLE LIVING TRUST	**SAME**	**142-15-B-11**
(NAME)	(NAME)	
111 Belle Glen Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Ro Shulenberger, a widowed woman,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Rosalie Marie Shulenberger, Trustee of THE ROSALIE MARIE SHULENBERGER REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE ROSALIE MARIE SHULENBERGER REVOCABLE LIVING TRUST, Dated September 9, 2025,** as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Second Amendment of Belle Wood Glen, a Planned Unit Development, of record in Book 6900, Page 190, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Robert M. Frank and wife, Allison B. Frank by deed from Paul A. McEwen and wife, Linda U. McEwen of record in Book 10151, Page 246, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jon Shulenberger and wife Ro Shulenberger, from Robert M. Frank and wife, Allison B. Frank, by Warranty Deed dated June 30, 2003, of record in Instrument No. 20030707-0092886, Register's Office for Davidson County, Tennessee.

The said Jon Shulenberger having died on April 29, 2020, leaving Ro Shulenberger as sole tenant, in fee simple.

The said Ro Shulenberger and Rosalie Marie Shulenberger are one in the same person for purposes of this transaction.

Previous conveyance included for reference.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6980, Page 562, and restated and substituted in Book 7121, Page 5, and amended including By-Laws in Book 9017, Page 797, said Register's Office; and Restrictive Covenants of record in Book 6707, Page 290, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Unimproved ( )
This is improved (X) property, known as: **111 Belle Glen Drive, Nashville, TN 37221.**

Witness our hands, this the 9th day of September, 2025.

Ro Shulenberger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ro Shulenberger,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 9th day of September, 2025.

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026