Karen Johnson Davidson County
Batch# 1329600 DEEDQC
10/02/2025 02:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251002-0078637

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Braeden Randall Rountree, Trustee, Affiant Subscribed and sworn to before me, this 2nd day of October, 2025. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Braeden Rountree and/or Rachelle Rountree, Trustees 3615 Rainbow Place Nashville, TN 37204	SAME	118-14-0-075.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Braeden Randall Rountree and wife, Rachelle**

Marie Dixon Rountree, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Braeden Randall Rountree and/or Rachelle Marie Dixon Rountree, Trustees of the Braeden & Rachelle Rountree Living Trust, established by the Revocable Trust Agreement of Braeden Randall Rountree and Rachelle Marie Dixon Rountree dated November 8, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 2nd day of October, 2025.

Braeden Randall Rountree

Rachelle Marie Dixon Rountree

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Braeden Randall Rountree and Rachelle Marie Dixon Rountree, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of October, 2025.

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the south JS feet rear of Lot No. 29 and the North 37 feet 7 1/2 inches front and 29 feet rear of Lot No. 30 on the Map of Marengo Park, Section "C" of record in Book 1130, page 21, Register's Office for said County.

Said parts of said lots adjoin and front together 72 feet 7 inches on the westerly side of Rainbow Road and runs back between lines, 215.3 feet, more or less, on the north line of said part of Lot No. 29 and 222.2 feet, more or less, on the south line of said part of Lot No. 30, to a dead line in the rear on which they measure 60 feet 7 1/2 inches.

Being the same property conveyed to Braeden Rountree and Rachelle Rountree, husband and wife, by deed from Stephen Church, Trustee of the 8GCO Revocable Living Trust dated July 21, 2014 of record in Instrument No. 20240617-0045278 in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 1.18-14-0-075.00.

Matters shown on the Plan of record in Plat Book 1130, page 21, said Register's Office.

This is improved property located at 3615 Rainbow Place, Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 October 2, 2025.

10/02/2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of October, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

