Karen Johnson Davidson County
Batch# 1336087 DEEDQC
10/20/2025 02:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251020-0083469

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
Ronald B. Merville, Jr., Co-Trustee
LaDonna M. Merville, Co-Trustee
Ronald and LaDonna Merville Trust
8 Westlake Drive
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
117 02 0 230.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Ronald Bryan Merville, Jr. and wife, LaDonna M. Merville (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Ronald B. Merville, Jr. and LaDonna M. Merville, and their successors in trust, as Co-Trustees of the Ronald and LaDonna Merville Trust dated October 20, 2025, a Tennessee community property trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1B, on the Plan of Zone Lot Division of Lots 1 & 2 Resub. Lot #14 Sharondale, as of record in Plat Book 6050, Page 238, amended in Plat Book 6900, Page 30, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to LaDonna M. Merville by Quitclaim Deed from LaDonna E. McDaniel, aka LaDonna M. Merville, dated 09/23/2011 of record in Instrument No. 20110928-0075174, in the Register's Office for Davidson County, Tennessee, and further conveyed to Ronald Bryan Merville, Jr. by Quitclaim Deed dated 12/31/2018, from LaDonna M. Merville of record at Instrument No. 20181231-0126553, in the Register's Office for Davidson County, Tennessee for the purpose of creating a tenancy by the entirety in Ronald Bryan Merville, Jr. and LaDonna M. Merville, husband and wife.

The legal description is the same as the previous deed of record.

This is improved property known as 2308 Sharondale Drive, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Ronald and LaDonna Merville Trust dated October 20, 2025, a Tennessee community property trust, as community property, and to dissolve the tenancy by the entirety interest of Ronald Bryan Merville, Jr. and LaDonna M. Merville, husband and wife, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 20th day of October, 2025.

Ronald Bryan Merville, Jr., Grantor

LaDonna M. Merville, Grantor

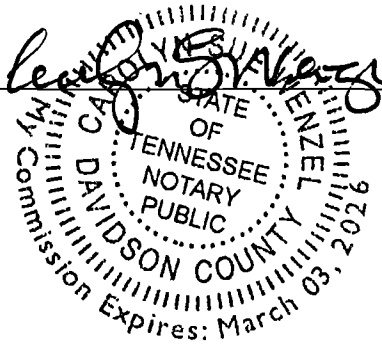
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Ronald Bryan Merville, Jr., Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 20th day of October, 2025.

Notary Public

My Commission Expires: March 3, 2026



(Remainder of page intentionally left blank.)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared LaDonna M. Merville, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 20th day of October, 2025.

Notary Public

My Commission Expires: March 3, 2025

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Ronald Bryan Merville, Jr., Affiant

Subscribed and sworn to before me this 20th day of October, 2025.

Notary Public

My Commission Expires: March 3, 2025

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 20, 2025.

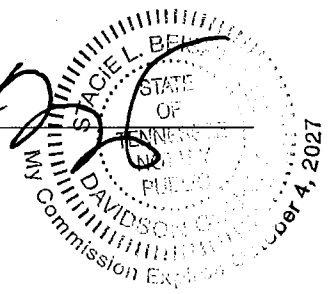
Carolyn S. Wenzel

October 20, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of October, 2025.

Notary Public



My Commission Expires: 10/9/27