Karen Johnson Davidson County
Batch# 1342522 DEEDQC
11/06/2025 12:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251106-0088574

Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Jennifer Catherine Davies Rabon

TO:

Joshua Daniel Rabon and Jennifer Catherine Davies Rabon, Trustees of the Rabon Family Revocable Trust dated November 6, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 6th day of November, 2025, by **Jennifer Catherine Davies Rabon (formerly known as Jennifer Catherine Davies), a married woman** ("Grantor"), to **Joshua Daniel Rabon and Jennifer Catherine Davies Rabon, Trustees of the Rabon Family Revocable Trust dated November 6, 2025, and any amendments thereto** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantees, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 14 on the Plan of Taigan's Subdivision, of record in Plat Book 6900, Page 710, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> BEING the same property conveyed to **Jennifer Catherine Davies (now known as Jennifer Catherine Davies Rabon), unmarried**, by Warranty Deed from **Kathleen L. McElroy, a single woman**, dated June 4, 2020, and recorded on June 6, 2020, as Instrument No. 20200608-0058536, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public

record.

This is real property known as: **2741 Buena Vista Pike, Nashville, TN 37218.**

Joshua Daniel Rabon joins in this Quitclaim Deed to quitclaim and convey any right, title, and/or interest he may have in the subject property by virtue of his marriage to Jennifer Catherine Davies Rabon.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Jennifer Catherine Davies Rabon
Grantor

Joshua Daniel Rabon
Spouse of Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jennifer Catherine Davies Rabon and Joshua Daniel Rabon**, named within, 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 and seal at office this the 6th day of November, 2025.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary Public

My Commission Expires: 1·28·26

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person/Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Joshua Daniel Rabon And Jennifer Catherine Davies Rabon, Trustees 2741 Buena Vista Pike Nashville, TN 37218	Same/Owner	2741 Buena Vista Pike Nashville, TN 37218 070-06-0-065.00

Tennessee Certification of Electronic Document

I, Thomas Steelman, 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 Nov. 6, 2025 (date of document).

Affiant Signature

11/6/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of Nov., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1.28.26

NOTARY'S SEAL