Karen Johnson Davidson County
Batch # 1343435 DEEDWARR
11/12/2025 08 10 25 AM 3 pgs
Fees $17 00 Taxes $0 00
20251112-0089745

Map & Parcel: 091 02 1J 002.00

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, TN 38018
(901) 372-5003

WARRANTY DEED

Property Address & New Owner	*	Mail Tax Statement to
MATTHEW D. ROUILLIER and	*	Matthew D. Rouillier
RACHEL L. ROUILLIER	*	Rachel L. Rouillier
6205-B California Avenue	*	6205-B California Avenue
Nashville, TN 37209	*	Nashville, TN 37209

The GRANTOR, **MATTHEW D. ROUILLIER, as Trustee of the MATTHEW D. ROUILLIER LIVING TRUST U/A DTD 04/25/2019,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

MATTHEW D. ROUILLIER and wife, RACHEL L. ROUILLIER,
as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Being Unit B of 6205 California Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 6205 California Cottages a Horizontal Property Regime with Private Elements of record in Instrument No. 20150824-0085360 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to MATTHEW D. ROUILLIER, as Trustee of the MATTHEW D. ROUILLIER LIVING TRUST U/A DTD 04/25/2019 by Quitclaim Deed of record at Instrument No. 20190624-0060639 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees or any Successor Grantees and assigns in fee simple forever.

The Grantor does hereby covenant with said Grantees or any Successor Grantees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID GRANTEES OR ANY SUCCESSOR GRANTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 5th day of November, 2025, by the undersigned.

MATTHEW D. ROUILLIER LIVING TRUST
U/A DTD 04/25/2019

Matthew Rouillier

MATTHEW D. ROUILLIER, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **MATTHEW D. ROUILLIER,** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 5th day of November, 2025.

NOTARY PUBLIC

My Commission Expires: _____

J. CARLISLE DALE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-2-2026

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(i)(a).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Matthew Rossi

AFFIANT

Subscribed and sworn to before me this 5th day of November, 2025.

NOTARY PUBLIC

My Commission Expires: _____

J CARLISLE DALE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-2-2026