AFTER RECORDING RETURN TO:
Chelsea L. Rothschild and Michael Fuller
3525 Central Avenue
Nashville, TN 37205
File No. 75311415

Karen Johnson Davidson County
Batch# 1343753 DEEDQC
11/12/2025 02:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251112-0090156

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 104-05-0-388.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 06 day of November, 2025, by and between **Chelsea L. Rothschild A/K/A Chelsea Rothschild, married joined in execution by her spouse, Michael Fuller,** residing at 3525 Central Avenue, Nashville, TN 37205, hereinafter referred to as Grantor(s) and **Chelsea L. Rothschild and Michael Fuller, wife and husband, as joint tenants with right of survivorship,** residing at 3525 Central Avenue, Nashville, TN 37205, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3525 Central Avenue, Nashville, TN 37205

Being the same property conveyed to the Grantor(s) in a Deed recorded on May 29, 2003 under Instrument No. 20030529-0072218 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Chelsea L. Rothschild
Chelsea L. Rothschild A/K/A Chelsea Rothschild

Michael Fuller
Michael Fuller

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Chelsea L. Rothschild A/K/A Chelsea Rothschild** and **Michael Fuller** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in ~~Tennessee~~, this 06 day of November, 20 25.

Margaret Y Ellis
Notary Public

My Commission expires: 01/28/2026

The principal(s) personally appeared before me by audio-video communication

Margaret Y Ellis
State of Tennessee Notary Public
Online Notary Public
My Commission Expires: Jan. 28, 2026
County of Hamilton

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Michael Fuller
Affiant

Print Name: Michael Fuller

STATE OF Tennessee
COUNTY OF Hamilton

Subscribed and sworn to before me this 06 day of November, 20 25.

Margaret Y Ellis
Notary Public
My Commission Expires: 01/28/2026

The principal(s) personally appeared before me by audio-video communication

Margaret Y Ellis
State of Tennessee Notary Public
Online Notary Public
My Commission Expires: Jan. 28, 2026
County of Hamilton

Name and address for person(s) responsible for taxes:

Chelsea L. Rothschild and Michael Fuller
3525 Central Avenue
Nashville, TN 37205

Name and address of property owner:

Chelsea L. Rothschild and Michael Fuller
3525 Central Avenue
Nashville, TN 37205

Tennessee Certification of Electronic Document

I, Margaret Y Ellis, 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 11/06/2025 (date of document).

Michael Fuller
Affiant Signature

11/06/2025
Date

STATE OF Tennessee
COUNTY OF Hamilton

Subscribed and sworn to before me this 06 day of November, 20 2025.

The principal(s) personally appeared before me by audio-video communication

Margaret Y Ellis
State of Tennessee Notary Public
Online Notary Public
My Commission Expires: Jan. 28, 2026
County of Hamilton

Margaret Y Ellis
Notary Public
My Commission Expires: 01/28/2026

EXHIBIT A
LEGAL DESCRIPTION

Tax Id Number(s): 104-05-0-388.00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 112 AND 114 ON THE MAP OF RICHLAND REALTY COMPANY'S SUBDIVISION DIVISION "B" OF RECORD IN BOOK 332, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Commonly known as: 3525 Central Avenue, Nashville, TN 37205-2341

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Chelsea Rothschild, her successors and assign, by deed dated May 27, 2003 of record in Deed Instrument/Case No. 20030529-0072218, in the County Clerk's Office.