PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, November 11, 2025.

Notary Public

10/24/2028
My Commission Expires:

New Owner Address:
Rice Family Trust
2949 Glenway Drive
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
105 14 0C 618.00

QUITCLAIM DEED

Robert Alan Rice and Elizabeth Rowe Rice, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Rice Family Trust**, dated November 11, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

Karen Johnson Davidson County
Batch# 1343775 DEEDQC
11/12/2025 03:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251112-0090191

WITNESS my hand on this day, **November 11, 2025**.

Robert Alan Rice

Elizabeth Rowe Rice

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Robert Alan Rice and Elizabeth Rowe Rice**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 11, 2025.

Notary Public

My Commission Expires: 10/24/2028

STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT A

A certain condominium located in Davidson County, Tennessee, being Unit No. 618 of The Park at Melrose Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Park at Melrose Condominiums of record in Instrument Number 20070917-0110745, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit E to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Robert Alan Rice and Elizabeth Rowe Rice, husband and wife, from David Von Wiegandt, an unmarried man, by deed of record in Instrument No. 20211119-0154042, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 2310 Elliott Avenue, #618, Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 November 11, 2025.

Affiant Signature

11-11-25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
Sworn to and subscribed before me on this day,
November 11, 2025.

Notary Public

My Commission Expires: 10/28/2028