Karen Johnson
Batch # 1352986
12/03/2025 08 33 12 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251203-0095659

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JESSICA WILSON
221 COLUMBIA STREET
BROOKLYN, NY 11231

OWNER (SEND TAX BILLS TO):

SAMUEL ROSS, TRUSTEE
213 VAN BRUNT STREET
BROOKLYN, NY 11231

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10 00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SAMUEL J ROSS, an unmarried man (herein, "Grantor"), whose address is 213 Van Brunt Street, Brooklyn, NY 11231, hereby bargains, sells, remises, releases, quit claims and conveys to SAMUEL ROSS, TRUSTEE, or any successors in trust, under the SAMUEL ROSS LIVING TRUST dated October 3, 2025 and any amendments thereto (herein, "Grantee"), whose address is 213 Van Brunt Street, Brooklyn, NY 11231, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 137 Piedmont Avenue, Nashville, TN 37216

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a) (1)(C)(vi) as it is a transfer to or from a revocable living trust in accordance with that section.

WITNESS my hand and seal this 3rd day of October, 2025

PIN NO: 072-12-0-038

This Instrument Prepared By: REGINALD P HARRION, ESQ.
C/O U.S DEEDS, P.A
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Samuel J. Ross

STATE OF New York
COUNTY OF Delaware

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Samuel J Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of October, 2025

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

JESSICA A. WILSON
Notary Public, State of New York
No. 02WI0012343
Qualified in Kings County
Commission Expires August 21, 2027

OATH OF CONSIDERATION

STATE OF NEW YORK
COUNTY OF Delaware

The actual consideration for this transfer is $ 0.00.

Grantee:

Samuel Ross Living Trust dated October 3, 2025

Samuel Ross, Trustee

Subscribed and sworn to under oath before me, this 3rd day of October, 2025 by Samuel Ross, as Trustee of Samuel Ross Living Trust dated October 3, 2025.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 8/21/2027

JESSICA A. WILSON
Notary Public, State of New York
No 02WI0012343
Qualified in Kings County
Commission Expires August 21, 2027

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Map Showing Subdivision of The Waters Place on Moxey Lane, of record in Plat Book 332, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee,

Said Lot Number 107 front 50 feet on the Northerly side of Piedmont avenue and runs back between parallel lines 150 feet to an alley, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Georgia Lynn Copeland, unmarried woman by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development, filed for record on July 2, 2009 in Instrument No. 20090702-0061925, Register's Office for Davidson County, Tennessee.Georgia Lynn Copeland has since married and now goes by the name of Georgia Lynn Copeland-Bromehead.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Document No.: 20200406-0036196 on April 6, 2020.

PIN NO: 072-12-0-038

STREET ADDRESS:

137 Piedmont Avenue, Nashville, TN 37216

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance, has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from information given to preparer by the parties and/or their representatives, has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated, has not verified the legal existence or authority of any party or person executing the document, has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance, and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.