Karen Johnson Davidson County
Batch# 1353729 DEEDQC
12/04/2025 10:15:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20251204-0096349

File No: 2004390083

After Recording, Send to:
National Link
1400 Cherrington Pkwy, Ste 300
Moon Twp, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
JONATHAN ROUTON, 2952 JENRY DRIVE, NASHVILLE, TN 37214

Exempt: Section 67-4-409(a)(1)(c)(v): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Tax Parcel Number: 085-14-0-B-040.00co

QUITCLAIM DEED

JOSEPHINE ROSE ROUTON, unmarried, and **JONATHAN ROUTON,** unmarried, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Davidson County, TN in Case No. 25D-385 on 6/18/2025 ("Grantor"), of **2952 JENRY DRIVE, NASHVILLE, TN 37214**, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **JONATHAN ROUTON,** unmarried ("Grantee"), whose tax mailing address is **2952 JENRY DRIVE, NASHVILLE, TN 37214,** with quitclaim covenants, their interest in the following described real estate:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

BEING LOT NO. 40 ON THE FINAL PLAT OF DONELSON DOWNS, OF RECORD IN INSTRUMENT NO. 20190221-0015852, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

THE CONVEYANCE OF THE ABOVE DESCRIBED PARCEL OF LAND IS SUBJECT TO THE FOLLOWING:

1) THE PLAN OF RECORD IN INSTRUMENT NO. 20190221-0015852, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SHOWS AN OWNER'S CERTIFICATE, AND IS SUBJECT TO ALL MATTERS AS SET FORTH THEREIN.

2) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BY-LAWS OF DONELSON DOWNS, OF RECORD IN INSTRUMENT NO. 20190423-0037390, SAID REGISTER'S OFFICE.

3) BY-LAWS OF DONELSON DOWNS OWNER'S ASSOCIATION, INC. APPENDED THERETO AS EXHIBIT "B", SAID REGISTER'S OFFICE.

4) CHARTER OF DONELSON DOWNS OWNER'S ASSOCIATION, INC. OF RECORD IN INSTRUMENT NO.20190423-0037389, SAID REGISTER'S OFFICE.

5) EASEMENTS FOR WATER MAINS OF RECORD IN BOOK 722, PAGE 303 AND BOOK 722, PAGE 328, SAID REGISTER'S OFFICE.

6) RESTRICTIONS OF RECORD IN BOOK 1102, PAGE 139, SAID REGISTER'S OFFICE.

7) WARRANTY DEED AND FLOWAGE EASEMENT OF RECORD IN BOOK 2278, PAGE 315, SAID REGISTER'S OFFICE.

8) PERPETUAL EASEMENT FOR HIGHWAY PURPOSES OF RECORD IN BOOK 4758, PAGE 444, BOOK 4764, PAGE 804 AND BOOK 4828, PAGE 296, SAID REGISTER'S OFFICE.

9) AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWER AND/OR STORM DRAINAGE OF RECORD IN BOOK 4786, PAGE 795, BOOK 4786, PAGE 798, BOOK 5180, PAGE 988, BOOK 5182, PAGE 563, AND BOOK 5275 PAGE 537, SAID REGISTER'S OFFICE.

10) AGREEMENT FOR THE DEDICATION OF A TEMPORARY EASEMENT FOR THE CONSTRUCTION OF SANITARY' SEWERS AND/OR DRAINAGE IMPROVEMENTS OR WATER MAINS OF RECORD IN BOOK 8059, PAGE 492, SAID REGISTER'S OFFICE.

11) RIGHT OF WAY ACQUISITION AND TEMPORARY CONSTRUCTION EASEMENT OF RECORD IN INSTRUMENT NO. 20031203-0173516, INSTRUMENT NO. 20031203-

0173518, INSTRUMENT NO. 20040109-0003634, AND INSTRUMENT NO. 20040109-0003644, SAID REGISTER'S OFFICE.

12) EASEMENT FOR THE FLOW OF STONES RIVER AND THE RIGHTS OF THE PUBLIC THEREIN.

13) RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS TO THE FLOW OF THE WATER OF STONES RIVER, FREE FROM DIMINUTION OR POLLUTION.

14) CHANGES IN THE BOUNDARY OF THE SUBJECT PROPERTY RESULTING FROM EROSION OR ACCRETION CAUSED BY THE FLOW OF STONES RIVER.

15) DECLARATION OF RESTRICTIONS AND COVENANTS FOR STORMWATER FACILITIES AND SYSTEMS OF RECORD IN INSTRUMENT NO. 20180418-0036711, SAID REGISTER'S OFFICE.

16) CONVEYANCE OF OPEN SPACE AND COMMON AREA TO DONELSON DOWNS OWNER'S ASSOCIATION, INC., OF RECORD IN INSTRUMENT NO. 20210205-0017275, SAID REGISTER'S OFFICE.

17) TAXES FOR THE CURRENT YEAR WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN AND FOR THE SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.

Assessor's Parcel No: 085-14-0-B-040.00co

Property Address is: 2952 JENRY DRIVE, NASHVILLE, TN 37214

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A WARRANTY DEED RECORDED AS INSTRUMENT NO. 20210810-0107436 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

As part of the consideration shown herein, the grantee promises to pay the indebtedness remaining due on that certain promissory note dated 08-06-2021, in the original amount of $494,000.00, and to assume the obligations shown in the Mortgage executed to secure performance thereof, which was recorded 08-10-2021, Instrument number 20210810-0107437 of Davison County records.

Executed by the undersigned on 11/25, 2025:

JOSEPHINE ROSE ROUTON

STATE OF Tennessee
COUNTY OF Trousdale

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **JOSEPHINE ROSE ROUTON**, personally known to me, or has produced driv. license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25 day of Nov, 2025.

Notary Public

Exp. 3.28.2028

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03/28/2028

Executed by the undersigned on 11/25, 2025

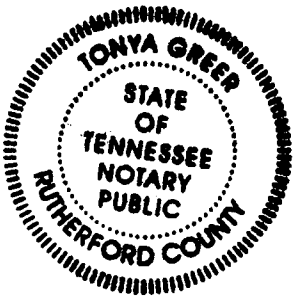
JONATHAN ROUTON

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **JONATHAN ROUTON**, personally known to me, or has produced DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25 day of November, 2025

Notary Public



STATE OF Tn
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me on this the 25 day of November, 2025.

Notary Public

My Commission Expires: 4/21/29

SEAL

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF Trousdale

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

Affiant

Subscribed and sworn to before me on this the 25 day of November, 2025.

Notary Public / TN

My Commission Expires: 3/28/2028

SEAL

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03/28/2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Matthew Walker, 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 November 25, 2025 (date of document).

Affiant Signature

Date 11/28/25

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 28th **day of** November, **2025.**

Notary's Signature James Quigley

MY COMMISSION EXPIRES: 12-16-2028

NOTARY'S SEAL (if on paper):

Commonwealth of Pennsylvania - Notary Seal
James Quigley, Notary Public
Allegheny County
My commission expires December 16, 2028
Commission number 1387790
Member, Pennsylvania Association of Notaries