This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch # 1358070 DEEDQC
12/15/2025 10:46:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251215-0099464

New Owner:	Send Tax Bill:	Map/Parcel
Kay B. Ronveaux, Trustee of the Kay B. Ronveaux Revocable Living Trust dated August 11, 2025, and any amendments thereto 1245 Old Hickory Blvd. Brentwood, TN 37027	Same as new owner	159 00 0 205.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Kay B Ronveaux
AFFIANT

Sworn ~~to and~~ subscribed before me this 11th day of ~~August~~ 2025.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **KAY B. RONVEAUX**, a single woman, (Grantor), by these present do hereby quitclaim and convey unto **KAY B. RONVEAUX, TRUSTEE OF THE KAY B. RONVEAUX REVOCABLE LIVING TRUST DATED AUGUST 11, 2025**, and any amendments thereto, (Grantees), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2-A, Zone Lot Division, James N. Stansell, Jr. Property of record in Book 6200, Page 96, amended in Book 6250, Page 534, (erroneously shown as Plat 6250, page 584 in former deeds) Register's Office for said County, to which plan reference is hereby made for a more complete description.

Included in the above description but excluded from the conveyance is a portion of land conveyed to the State of Tennessee, which is recorded in Instrument No. 20010517-0051416, Register's Office for Davidson County, TN, as follows:

Beginning at the point of intersection of the existing south margin of SR 254 and the southeast boundary of the Nancy P. McCullough property; thence with said existing margin easterly 78 feet, more or less, to a point; thence with the northwest boundary of the Gilbert B. Bosse, Jr. property south 39 deg. 56 feet 16 inches west 95.81 feet to a point, said point being 105.594 feet right of SR 254 proposed centerline station 8+406.593; thence with the proposed south margin of said road south 89 degrees, 53 feet 3 inches west 84.97 feet to a point, said point being 119.222 feet right of SR 254 proposed centerline station 8+400.592; thence with the said southeast boundary north 39 degrees, 57 feet 34 inches east 108.27 feet to the point of beginning, containing 0.152 acres and being part of the same property conveyed by a Joint Venture of G.M. Builders, Inc. and F.P.C. Properties to G.M. Builders, Inc. as of record in Book 6858, Page 98, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kay B. Ronveaux and Richard C. Ronveaux, as husband and wife, by deed from Kay B. Ronveaux and Richard C. Ronveaux, of record in Instrument No 20170626-0063987, Register's Office for said County. Richard C. Ronveaux having since passed away, his share passing to Kay B. Ronveaux by way of tenants by the entireties.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property, known as 1245 Old Hickory Blvd Brentwood, TN 37027.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, and all applicable governmental and zoning regulations.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

WITNESS MY HAND this 11 day of August, 2025.

By: _____
KAY B. RONVEAUX

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KAY B. RONVEAUX, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 11th day of August, 2025.

NOTARY PUBLIC
My Commission Expires: 3/7/2029

