This instrument prepared by:
Margaret L. Behm
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1360342 DEEDQC
12/19/2025 03:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251219-0101170

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Amelia Rousseau, Trustee 2107 Fairfax Avenue, #302 Nashville, TN 37212	Same	104 12 0B 110.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **AMELIA ROUSSEAU**, ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the **AMELIA R. ROUSSEAU REVOCABLE TRUST**, and its successors, heirs and assigns. The real estate is described as follows:

Being Unit No. 302, Building One, on the revised plan of Ashley Place Condominiums, of record in Plat Book 6200, page 462, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Amelia Rousseau, by Quitclaim Deed from Amelia Rousseau, Executor of the Estate of Carol Jean Rabideau, of record in Instrument No. 20251217-0100520 Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

This transfer is exempt pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(vi) and (D).

Affiant

Subscribed and sworn to before me this the 16th day of December, 2025.

Notary Public

My Commission Expires: May 31, 2026

FALLSHER OUTEN
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
My Commission Expires

This is improved property known as **2107 Fairfax Avenue, #302, Nashville, TN 37212.**

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 16th day of December, 2025.

AMELIA ROUSSEAU, GRANTOR

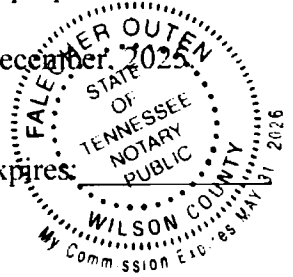
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMELIA ROUSSEAU**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16th day of December, 2025.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, Sarah Arick, 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 December 16, 2025.

Date: 12/18/2025

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on December 18, 2025.

Notary Public: Falecher Outen My Commission Expires: MAY 31, 2026

FALECHER OUTEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires MAY 31, 2026