TRUSTEE'S QUITCLAIM DEED

Karen Johnson
Batch # 1361011
12/23/2025 08:18 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20251223-0101751

This instrument prepared by:

Jacob Fordham, #026897
(615) 388-3448
jlfordhamlaw@gmail.com

Zale Dowlen, #026816
(615) 497-0763
zale@dowlenlaw.com

PO Box 335
Goodlettsville, Tennessee 37070

ADDRESS NEW OWNER:
THE RYAN SALZER AND AMANDA ROBERTS LIVING TRUST dated the 4th , November of 2025.
Ryan Lester Salzer and Amanda Leah Roberts, Trustees
1812 Ordway Place, Nashville, Tennessee 37206

SEND TAX BILL TO:
Same

MAP/PARCEL:
083 10 0 454.00

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Ryan Lester Salzer and Amanda Leah Roberts as husband and wife and joint trustees, in connection with the administration of their revocable living trust, pursuant Tenn. Code Ann. § 35-15-114, now convey, release and forever quitclaim from themselves, as married individuals, to themselves as trustees of THE RYAN SALZER AND AMANDA ROBERTS LIVING TRUST dated the 4th of November, 2025 all their right, title and interest in and to a certain tract of land as described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 297 ON THE PLAN OF MCEWEN PLACE, OF RECORD IN BOOK 332, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE WESTERLY 8 FEET OF LAKEHURST DRIVE, AN EXISTING 50 FOOT RIGHT OF WAY TO BECOME A 42 FOOT RIGHT OF WAY ALONG THE WESTERLY SIDE OF LOT 297, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, SAID IRON PIN BEING THE FRONT PROPERTY CORNER OF LOTS 296 AND 297: THENCE ALONG THE SOUTHERLY MARGIN OF ORDWAY PLACE SOUTH 83° 33' 51" EAST, 30.06 FEET TO AN IRON PIN FOUND: THENCE SOUTH 53° 20' 48" EAST, 8 FEET TO A POINT: THENCE LEAVING MARGIN OF ORDWAY PLACE ALONG NEW MARGIN OF LAKEHURST DRIVE SOUTH 9° 39' 12 "WEST, 131.74 FEET TO A POINT ALONG THE WESTERLY

MARGIN OF LAKEHURST DRIVE: THENCE NORTH 83° 20' 48" WEST, 8 FEET TO AN IRON PIN FOUND; THENCE NORTH 87° 11' 25" WEST 30.24 FEET TO AN IRON PIN, SAID PIN BEING THE REAR PROPERTY CORNER LOTS 296 AND 297: THENCE NORTH 9° 39' 32" EAST, 133.65 FEET TO THE POINT OF BEGINNING. CONTAINING 5,036.686 SQUARE FEET (+1-) OR 0.1156 OF ACRE (+I-) OF LAND.

Being the same property conveyed to Woodland Street Partners, LLC by deed from North Egg Ventures, LLC of record in Instrument 201104200030512, Register's Office for Davidson County, Tennessee, dated April 5, 2011. And being the same property conveyed to North Egg Ventures, LLC by Quitclaim Deed from North Egg Ventures, LLC of record in Instrument 201102070010889, Register's Office for Davidson County, Tennessee, dated February 4, 2011, as corrected in Instrument 201104200030511, Register's Office for Davidson County, Tennessee, dated April 5,2011. And being part of the same property conveyed to North Egg Ventures, LLC by deed from Colleen McCormick, an unmarried person of record in Instrument 200809030090160, Register's Office for Davidson County, Tennessee, dated August 29, 2008.

Being the same property conveyed to RYAN L. SALZER AND AMANDA ROBERTS, HUSBAND AND WIFE by Warranty Deed from WOODLAND STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, signed September 15th, 2011, of record as Instrument No. 20110915-0071783, Register's Office for Davidson County, Tennessee, recorded on September 15th, 2011.

The property is commonly known as 1812 Ordway Place, Nashville, Tennessee 37206.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust. The trust is an "affiliated entity" and not a separate entity.

Pursuant to Tenn. Code. Ann. § 35-15-510, the husband-and-wife grantors stipulate that this property which was held as tenants by the entirety is being conveyed to the trust and/or trustee(s) as tenants by the entirety. Therefore, this property shall have the same immunity from the claims of their separate creditors as would exist if the husband and wife had continued to hold the property or its proceeds as tenants by the entirety.

Pursuant to Tenn. Code. Ann. § 67-4-409, this is a non-taxable transfer.

I, the above listed grantor conveys my interest in the real property to THE RYAN SALZER AND AMANDA ROBERTS LIVING TRUST dated 4th , November, 2025.

Signed this 4th of November, 2025.

Ryan Lester Salzer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Ryan Lester Salzer with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 4th of November, 2025.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires:

DEC 19 2028

***

I, the above listed grantor conveys my interest in the real property to THE RYAN SALZER AND AMANDA ROBERTS LIVING TRUST dated 4th , November, 2025.

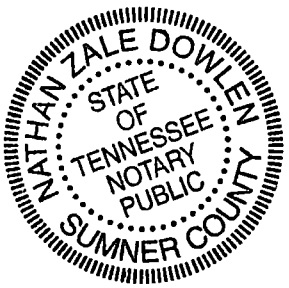
Signed this 4th of November, 2025.

Amanda Leah Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Amanda Leah Roberts with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 4th of November, 2025.



Notary Public
My Commission Expires:

DEC 19 2028

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

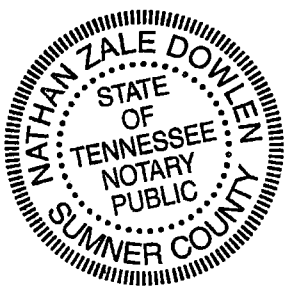
Signed this 4th of November, 2025.

Ryan Lester Salzer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Ryan Lester Salzer with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 4th of November, 2025.



Notary Public
My Commission Expires:

DEC 19 2028

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.