This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 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.

Karen Johnson Davidson County
Batch # 1361051 DEEDQC
12/23/2025 09:30:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251223-0101814

New Owner:	Send Tax Bill:	Map/Parcel
Rickie T. Ethridge and Kellie M. Ethridge, Trustees of the Ethridge Joint Revocable Living Trust dated October 17, 2025, and any amendments thereto 52 Thelma Drive Mt. Juliet, TN 37122	Chase PO Box 71844 Philadelphia, PA 19176-6244	096 06 0 206.00

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][1][D]).

Rickie T. Ethridge
AFFIANT

Sworn to and subscribed before me this 17th day of October 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, **RICKIE T. ETHRIDGE**, (Grantor), a married man, by these present do hereby quitclaim and convey unto **RICKIE T. ETHRIDGE AND KELLIE M. ETHRIDGE, TRUSTEES OF THE ETHRIDGE JOINT REVOCABLE LIVING TRUST DATED OCTOBER 17, 2025, AND ANY AMENDMENTS THERETO**, (Grantee), as tenants by the entireties, 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:

Being Lot No. 16 on the Plan of Cloverhill, Section H, as of record in Plat Book 2133, page 46, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rickie T. Ethridge by deed from Robert G. Bass, married, of record in Instrument No. 19991209-0301386, said Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of Robert G. Bass and never has been and is investment property owned by Robert G. Bass.

This description is the same as was used in the last deed of record.

This conveyance is subject to Plan of record in Plat Book 2133, page 46, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2930 Sinbad Drive, Nashville, Tennessee 37214.

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 17 day of October, 2025.

By: Rickie T. Ethridge
RICKIE T. ETHRIDGE

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 RICKIE T. ETHRIDGE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 17th day of October, 2025.

RK-Gt
NOTARY PUBLIC

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