QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1361277 DEEDQC
12/23/2025 02:12:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20251223-0102191

G-ET-25-X

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF December, 20 25.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stevenson Eastboro Homes, LLC, a Tennessee Limited Liability Company	New Owner	
(NAME)	(NAME)	**091-09-4X-001.00-CO** **091-09-4Y-001.00-CO** **091-09-4Y-002.00-CO** **091-09-4S-001.00-CO** **091-09-4S-002.00-CO**
4501 Nebraska Ave,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIN TOLBERT, A MARRIED WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **STEVENSON EASTBORO HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

PARCEL I:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Residences at 612 Eastboro, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Residences at 612 Eastboro, a Horizontal Property Regime with Private Elements at Instrument No. 20210903-0118955, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

PARCEL II & III:

Land in Davidson County, Tennessee, being Unit Nos. A and B on the Plan of Residences at 614 Eastboro, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Residences at 614 Eastboro, a Horizontal Property Regime with Private Elements at Instrument No. 20210903-0118956, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

PARCEL IV & V:

Land in Davidson County, Tennessee, being Unit Nos. A and B on the Plan of Homes at 541 Stevenson of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 541 Stevenson at Instrument No. 20210329-0041044, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Erin Tolbert, a married woman by Warranty Deed from Joseph B. Walker, Candance M. Hooker, Lydia N. Hooker, Emmy Hooker, Inge K. Hooker, Ana F. Hooker, Houston H. Hooker, Michael Hooker and George Hooker, Devisees under the Last Will and Testament of Toni J. Rothfuss of record in Instrument No. 20201209-0143361 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on December 9, 2020.

The subject properties have never been the principal marital residence of the Grantor.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **612 A, 614 A and 614 B Eastboro Dr and 541 A and 541 B Stevenson St., Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 18 day of December, 2025.

Erin Tolbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN TOLBERT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of December, 2025.

Notary Public
My Commission Expires: 7/6/26
(SEAL)



RETURN TO:

Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212