Karen Johnson Davidson County
Batch# 1361303 DEEDQC
12/23/2025 02:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251223-0102225

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, December 22, 2025.

Notary Public

My Commission Expires: 11/25/28

New Owner Address:
Rudolph Family Trust
4420 Wayland Drive
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
130-12-0-004.00

QUITCLAIM DEED

Frederick K. Rudolph and Tracy Rudolph, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Rudolph Family Trust**, dated December 22, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **December 22, 2025**.

Frederick K. Rudolph

Tracy Rudolph

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Frederick K. Rudolph and Tracy Rudolph**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, December 22, 2025.

Notary Public

My Commission Expires: 11/25/28

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hycrest Acres II, of record in Plat Book 2083, Page 82, 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 the same property conveyed to Frederick K. Rudolph and Tracy Rudolph, husband and wife, from Scott Christopher Anderson and Susan Y. Anderson, husband and wife, by deed of record in Instrument No. 20180319-0025304, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 4420 Wayland Drive, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 22, 2025.

Affiant Signature

12-22-25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, December 22, 2025.

Notary Public

My Commission Expires: 11/25/28