QUITCLAIM DEED

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 17 DAY OF December, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN MARTIN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/05/2029 DAVIDSON COUNTY

DM-CC-25-1914

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tatia Rose	**Same as new owner**	
(NAME) **1914 Old Hickory Boulevard**	(NAME)	**158-11-0-007.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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, **TATIA JOSEPHINE ROSE, TRUSTEE OF THE TATIA JOSEPHINE ROSE REVOCABLE LIVING TRUST, DATED JUNE 16, 2015,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TATIA ROSE, AN UNMARRIED WOMAN** 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:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Forrest Trails of record in Plat Book 3700, Page (s) 24 and 25, 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 Tatia Rose, a single woman by Warranty Deed from Cecilia Ann Hughes, a single woman of record in Instrument No. 20160411-0034558 Register's Office for Davidson County, Tennessee, dated April 11, 2016 and recorded on April 11, 2016.

Being the same property conveyed to Tatia Josephine Rose Revocable Living Trust, dated June 16, 2015 by Quitclaim Deed from Tatia Rose, a single woman of record in Instrument No. 20250509-0036785 Register's Office for Davidson County, Tennessee, dated May 09, 2025 and recorded on May 09, 2025.

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: **1914 Old Hickory Boulevard, Brentwood, Tennessee 37027**.

Karen Johnson Davidson County
Batch # 1361325 DEEDQC
12/23/2025 03:08:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251223-0102255

Witness my/our hand(s) this the 17 day of December, 20 25.

Tatia Josephine Rose Revocable Living Trust, dated June 16, 2015

BY: _____
Tatia Rose
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared TATIA ROSE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of TATIA JOSEPHINE ROSE REVOCABLE LIVING TRUST, DATED JUNE 16, 2015, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my/our hand(s) this the 17 day of December, 20 25

_____
Notary Public
My Commission Expires: 03/16/2026
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212