Karen Johnson
Batch # 1362144
12/29/2025 02:49:48 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20251229-0103019

This instrument prepared by:
Law Office of Georgina K. Hughes
13103 Lebanon Road
Mt. Juliet, TN 37122

Address New Owner:	**Send Tax Bills To:**
The Charlene Ros Revocable Living Trust Charlene Ros, Trustee 6032 Port Anadarko Trail Old Hickory, TN 37138	Same **Map & Parcel** 097-08-019.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that:

GRANTOR: Charlene Ros, unmarried, does hereby bargain, sell, release, remise, quit claim and convey unto:

GRANTEE: Charlene Ros, as Trustee under the provisions of the trust agreement dated December 16th, 2025 and known as the Charlene Ros Revocable Living Trust, all right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 295 on the Plan of Section 8, Lake Park of record in Plat Book 4885, Page 184, in the Register's Office for Davidson Count, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property, conveyed to Charlene Ros by quitclaim deed from Russell Vacherlon dated August 6, 2024 of record in Instrument Number 20240905-0068225 recorded September 5, 2024.

Being the same property, conveyed to Charlene Ros and Russell Vacherlon by Warranty deed from James A. Barnett and wife, Donna M. Barnett of record in Instrument Number 20201209-0143667, Register's Office for Davidson County, Tennessee, dated November 13, 2020, and recorded on December 9, 2020.

Improved property known as: 6032 Port Anadarko Trail, Nashville, TN 37076

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. THE PREPARATION OF THIS DEED NEITHER EXPRESS NOR IMPLIES ANY OPINION OF THE PREPARER AS TO THE TITLE NOR AS TO THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF GEORGINA K. HUGHES AND ATTORNEY GEORGINA K. HUGHES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

WITNESS my hand this 16th day of December, 2025.

Charlene Ros

Charlene Ros

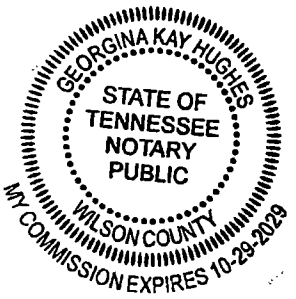
State of Tennessee
County of Wilson

On this, the 16th day of December 2025, before me personally appeared Charlene Ros, to me known to be the person described in and who executed the foregoing instrument; acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 16th day of December 2025.

Georgina K. Hughes

Notary Public



OATH OF CONSIDERATION

State of Tennessee
County of Wilson

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Charlene Ros

Charlene Ros

Subscribed and sworn before me, this 16th day of December 2025.

Georgina K. Hughes

Notary Public

GEORGINA KAY HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-29-2029