Karen Johnson Davidson County
Batch# 1363023 DEEDQC
12/30/2025 01:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251230-0103724

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
Bradley M. Rosenblum Exempt Trust UA 12-18-2012
Bradley M. Rosenblum, Trustee
201 Andover Way
Nashville, TN 37221

Send Tax Bills To:
same

Map/Parcel Number:
092 12 0 199.00

WHEREAS, Jerome L. Rosenblum (the "Decedent"), Grantor and Trustee of the Jerome L. Rosenblum Trust dated December 18, 2012 (the "Trust"), died on August 15, 2024; and

WHEREAS, pursuant to the terms of the Trust, Bradley Mark Rosenblum succeeded the Decedent as Trustee (the "Trustee") of the Trust upon the Decedent's death; and

WHEREAS, the Trustee desires to convey all of the Trust's right, title and interest in and to certain real property located in Davidson County, Tennessee, in order to complete the administration of the Trust and distribute the Property in accordance with the terms of the Trust.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Bradley Mark Rosenblum, as Trustee of the Jerome L. Rosenblum Trust dated December 18, 2012 (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey all of the Trust's right, title and interest, being an undivided one-sixth (1/6) interest, in and to the following described property to Bradley M. Rosenblum, Trustee, and his successors in trust, of the Bradley M. Rosenblum Exempt Trust UA 12-18-2012 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Tract I:

Being the southerly 26 feet of Lot 312 of Boyd's Home Tract, of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.

Said part of Lot 312 fronts 26 feet on the easterly side of 17th. Avenue North and runs back between parallel lines 48 feet more or less, to a dead line.

Tract II:

Being the northerly 26 feet of Lot 312 of Boyd's Home Tract, of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.

Said part of Lot 312 fronts 26 feet, more or less, on the easterly side of 17th. Avenue North and runs back between parallel lines 48 feet more or less, to a dead line.

Being the same property conveyed to Bradley Mark Rosenblum, Trustee of the Jerome L. Rosenblum Trust dated December 18, 2012, by Executor's Deed dated December 23, 2025, from Bradley Mark Rosenblum, Executor for the Jerome L. Rosenblum Estate of record in Instrument No. **20251229-0102820,** in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as 304 B 17th Avenue North, Nashville, Tennessee 37203.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Trustee has executed this instrument this 23rd day of December, 2025.

GRANTOR:

Jerome L. Rosenblum Trust dtd 12-18-2012

Bradley Mark Rosenblum, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Bradley Mark Rosenblum, who upon oath acknowledged that he is the Trustee of the Jerome L. Rosenblum Trust dated December 18, 2012, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 23rd day of December, 2025.

Carla L Lovell
Notary Public

My Commission Expires: 5-8-2028

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vii).

Affiant

Subscribed and sworn to before me this 23rd day of December, 2025.

Notary Public

My Commission Expires: 5-8-2028

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2028

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, hereby make oath that I am a licensed attorney and/or 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 23, 2025 (date of document).

Carla L Lovell

Carla Lovell

12-23-2025

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of December, 2025.

Notary Public

My Commission Expires: 5/8/29

