Karen Johnson Davidson County
Batch# 1363023 DEEDQC
12/30/2025 01:38:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251230-0103726

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:
133 02 0 205.00

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-half (1/2) 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:

LAND in Davidson County, Tennessee, being the northerly part of Lots Nos. 1 and 2 and the northerly part of the easterly part of Lot No. 3 on the Plan of Radnor Place Subdivision as of record in Book 421, Page 58, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of the Nolensville Road at a point 162.15 feet northerly from the northerly margin of McClellan Avenue, being the N.E. corner of Pettie and Baker's part of said lots; thence with the westerly margin of said road northerly 58.25 feet, more or less, to the southerly margin of an alley thence with the southerly margin of said alley westerly 113 feet, more or less, to the easterly margin of a 15 foot alley cut off of the west side of said Lot No. 3; thence with the easterly margin of the last mentioned alley southerly 51 feet, more

or less, to the N.W. corner of said Pettie and Baker's Lot; thence with the northerly line of said lot easterly 142 feet, more or less, to the beginning.

Together with all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County known as Alley No. 1906, which tract or parcel was conveyed to Bertha Biener Rosenblum by instrument entitled "Abandonment, Closing and Conveyance Of That Portion Of Alley No. 1906, Extending Between Nolensville Pike And Alley No. 1917", of record in Book 3506, page 304, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 99 on the Plan of Patterson's subdivision of Maple Hill, as of record in Book 332, Page 75, said Register's Office, described according to a survey made by Z. J. Wilkinson, surveyor, June 12, 1940, as follows:

Beginning on the westerly margin of the Nolensville Road at the southeast corner of the property conveyed to W. P. Sanford by deed from A. C. Roth and wife, of record in Book 967, Page 341, said Register's Office; thence, with Sanford's southerly line westwardly 144.5 feet to the northeasterly margin of an alley; thence, with said alley southeastwardly 165.2 feet to the westerly margin of the Nolensville Road, thence, with said Road, northwardly 80 feet to the beginning.

Tract III:

Land in Davidson County, Tennessee, being part of the northerly one-half of former Alley No. 1906, now closed, described according to a Survey by R. L. Montoya, Surveyor, dated May 30, 1981, as follows:

Beginning at the southeast corner of Lot No. 99 on the Plan of Patterson's Subdivision of Maple Hill as of record in Plat Book 332, Page 75, said Register's Office, said point being located in the West margin of Nolensville Road and in the North margin of the original Alley No. 1906 that is now closed, thence, with said West margin of Nolensville Road South 24 degrees, 45' East 1.00 feet to a point; thence, North 84 degrees, 58' 58" West 93.83 feet to a point; thence, North 24 degrees, 45' West 6.00 feet to a point in the original South line of Lot No. 99 and the North line of the original Alley No. 1906, now closed; thence, along the South line of Lot No. 99, South 82 degrees, 24' 09" East 96.41 feet to the point of beginning, containing 285 square feet, or 0.01 acres, more or less.

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. 20251229-0102822, 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 3211 Nolensville Pike, Nashville, Tennessee 37211.

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



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

BEVERLY SEBASTIAN
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 08, 2029
COUNTY OF DAVIDSON

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