Karen Johnson Davidson County
Batch# 1363023 DEEDQC
12/30/2025 01:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251230-0103727

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

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Bradley M. Rosenblum Exempt Trust UA 12-18-2012 Bradley M. Rosenblum, Trustee 201 Andover Way Nashville, TN 37221	same	091 00 0 055.00

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 fifty percent (50%) 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:

> A tract of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of blocks "A", "B" and "C" of Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County, described according to a survey made by S.M. McMurray Engineering Company, September 10, 1939, as follows: Beginning at an iron pin in the Easterly margin of 51st Avenue North and 266.3 feet Northerly from the Southerly margin of Louisiana Avenue; thence with the Easterly margin of 51st Avenue, Northerly 105 feet to an iron pin; thence to the right at an angle of 83 degrees and 55 minutes, 72.5 feet to an iron pin 8 feet North of the center of track No. 13; thence at an angle to the right of 7 degrees and 45 minutes, 8 feet from and parallel with track No. 13, 335.6 feet to an iron pin; thence at an angle to the left of 90 degrees and Northwardly 4.5 feet to an iron pin; thence at an angle to the right of 90 degrees 97.5 feet to an iron pin; thence at an angle to the right of 90 degrees Southwardly 4.5 feet to an iron pin 8 feet

Northwardly from the center line of track No. 13; thence at an angle of 90 degrees to the left and parallel with track No. 13, 329.2 feet to an iron pin; thence at an angle of 83 degrees and 15 minutes to the left and parallel with the end of the warehouse and 10 feet Westerly therefrom, 61.7 feet to an iron pin; thence at an angle of 89 degrees and 20 minutes to the right, 8 feet Southerly from the center line of and parallel with track No. 8, 83 feet to an iron pin; thence at an angle to the left of 5 degrees and 5 minutes, on the chord of a curve and parallel with said track 112.9 feet to an iron pin; thence 9 degrees and 19 minutes to the right 224.7 feet to the Northerly margin of Centennial Boulevard as established by the City Engineering Department of Nashville, Tennessee; thence at an angle to the right of 153 degrees and 1 minute along the Northerly margin of Centennial Boulevard as above established, 5 feet Northerly from and parallel with a concrete curb line 193.3 feet to a stake in said street margin; thence at an angle of 43 minutes to the right and with the Northerly margin of Centennial Boulevard 801.4 feet to an iron pin; thence at an angle to the right of 105 degrees and 36 minutes 152.8 feet to an iron pin; thence at an angle of 91 degrees and 11 minutes to the left 296.3 feet to an iron pin on the Easterly margin of 51st Avenue North, the point of beginning, and intersecting said line at an angle of 90 degrees.

Included in the above description, but expressly excluded from this conveyance is a tract of 8345.56 square feet, more or less, conveyed to the Pillsbury Company by deed from Continental Grain Company, of record in Book 3223, page 23, Register's Office for said County.

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. 20251229-0102823, 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 1404 51st Avenue North, Nashville, Tennessee 37209.

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.

(Remainder of page intentionally left blank.)

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.

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

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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