Karen Johnson Davidson County
Batch # 1364140 DEEDQC
12/31/2025 11:39:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20251231-0104478

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 2025.

Notary Public

MY COMMISSION EXPIRES: 5/3/2026

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE DEARMAN FAMILY REVOCABLE LIVING TRUST	**SAME**	**115-8-59**
(NAME) **734 Vosswood Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Bradley Dearman and Donna Dearman, Husband and Wife,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Bradley Dearman and Donna Dearman, Trustees of THE DEARMAN FAMILY REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE DEARMAN FAMILY REVOCABLE LIVING TRUST, Dated December 10, 2025**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Being Lot No. 235 on the Plan of West Meade Farms, Inc., Section "H" as of record in Book 2133, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James S. Spitler and wife, Mary-Helen P. Spitler by deed dated November 21,1985 from Paul Burstein and wife, Florence G. Katz of record in Book 6720, page 501, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bradley Dearman and Donna Dearman, Husband and Wife, from James S. Spitler and Mary-Helen P. Spitler, husband and wife, by Warranty Deed dated September 17th, 2015, of record in Instrument No. 20150918-0094905, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **734 Vosswood Drive, Nashville, TN 37205.**

Witness our hands, this the 10th day of December, 2025.

Bradley Dearman

Donna Dearman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bradley Dearman** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 10th day of December, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna Dearman** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 10th day of December, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public