Karen Johnson
Batch # 1371086
01/20/2026 11:26:15 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260120-0004357

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO: **MUSIC CITY ESTATE LAW** **1650 MURFREESBORO ROAD** **SUITE 130** **FRANKLIN, TN 37067** **(615) 628-7775** JUSTIN M. GILBERT TENNESSEE NOTARY PUBLIC My Comm Exp. April 14, 2029 COUNTY OF WILLIAMSON	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust. Affiant Subscribed and sworn to before me, this 12th day of January 2026. Notary public My commission Expires: 04/14/2029

QUITCLAIM DEED

Address New Owner: Ryan and Andrea Rothe Family Trust 5918 E Ashland Dr. Nashville, TN 37215	Send Tax Bills to: Ryan and Andrea Rothe Family Trust 5918 E Ashland Dr. Nashville, TN 37215	Map-Parcel #: 083-15-0-123.00

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Andrea Rothe and Ryan Rothe, wife and husband, do hereby quitclaim, transfer and convey unto Ryan L. Rothe and Andrea P. Rothe, as Trustees of the Ryan and Andrea Rothe Family Trust dated January 12, 2026, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Lot No. 141, on the Plan of Section Two, Addition One, Fortland Park, of record in Book 2854, page 85, Register's Office of said County, to which plat/parcel reference is hereby made for a more particular description.

Being the same property conveyed to Andrea Rothe and Ryan Rothe, wife and husband, from Robert M. Loffi, Trustee, by Quitclaim Deed dated January 7, 2015, and recorded on January 13, 2015, as Instrument No. 20150113-0003411, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 2707 Fortland Dr, Nashville, TN 37206

Witness my hand this 12th day of January 2026.

Ryan Rothe, Grantor

Andrea Rothe, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin M. Gilbert, Notary Public, Ryan Rothe and Andrea Rothe, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, January 12, 2026.

[Seal]

JUSTIN M. GILBERT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 14, 2029
COUNTY OF WILLIAMSON

Justin M. Gilbert, Notary Public
My commission expires: 04/14/2029