Karen Johnson
Batch # 1371086
01/20/2026 11:26:15 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260120-0004358

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	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

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

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Ryan and Andrea Rothe Family Trust 5918 E Ashland Dr. Nashville, TN 37215	Ryan and Andrea Rothe Family Trust 5918 E Ashland Dr. Nashville, TN 37215	083-15-0-124.00

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, Ryan Rothe and Andrea Rothe, husband and wife, 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:

Land being located in Davidson County, Tennessee, being Lot No. 143 on the Plan of Fortland Park, Section 2, Addition 1, as of record in Book 2854, page 85, amended in Book 6373, page 851, Register's Office for said County.

Being the same property conveyed to Ryan Rothe and Andrea Rothe, husband and wife, from Vantha Chhay and Philly Nim, husband and wife, by Warranty Deed dated September 15, 2016, and recorded on September 19, 2016, as Instrument No. 20160919-0098538, 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: 2698 Hody Drive, Nashville, Tennessee 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