Karen Johnson Davidson County
Batch# 1375832 DEEDQC
02/04/2026 02:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260204-0007929

Prepared by:

Steltemeier and Westbrook, PLLC
220 Second Avenue, South
Franklin, Tennessee 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me this 30 day of January, 2026.

Notary Public

My Commission Expires: 3/12/28

LARRY WESTBROOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

19-0215

Address of New Owner:	Send Tax Bills to:	Tax Information:
K.S. Roth, Inc.		
419 Gallatin Avenue	NEW OWNER	070-13-0-149.00
Nashville, TN 37206		

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KENNETH ROTH and SARAH ROTH, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey all of our right, title and interest to **K.S. ROTH, INC., a Tennessee corporation,** hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bordeaux Shopping Center, Section One, of record in Plat Book 6900, Page 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Kenneth Roth and Sarah Roth, husband and wife, by Special Warranty Deed dated December 28, 2018 from Disser Enterprises, Inc., a Tennessee corporation, recorded at Instrument No. 20181231-0126607, Register's Office for Davidson County, Tennessee.

This is improved property located at 3201 Clarksville Pike, Nashville, Tennessee 37218.

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

Witness our hands this 30 day of January, 2026.

Kenneth Roth

Sarah Roth

JACKIEE CARRILLO
STATE OF TENNESSEE NOTARY PUBLIC EXP. MAR. 18, 2028
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, Kenneth Roth and Sarah Roth with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30 day of January, 2026.

Notary Public

My Commission Expires: 03/18/2028

Tennessee Certification of Electronic Document

I, Larry N. Westbrook, do 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 January 30, 2026.

Signature – Larry N. Westbrook

Date: January 30, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30th day of January, 2026.

Notary Public

My Commission Expires: 9/6/2027

