Karen Johnson Davidson County
Batch# 1381578 DEEDQC
02/17/2026 09:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260217-0012094

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Steven Russell Ross, Affiant

Subscribed and sworn to before me this
15th day of December, 2025.

Notary Public
My Commission Expires: 7-6-26

ALLY HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-26

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Steven R. Ross, Co-Trustee Emma Stacy Ross, Co-Trustee 6401 Bresslyn Road Nashville, TN 37205	Same	115-14-0-046.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Steven Russell Ross and wife, Emma Stacy Ross,** the "**Grantors**", do hereby convey and quitclaim unto **Steven R. Ross and Emma Stacy Ross, Co-Trustees of the Ross Family 2025 CP Trust dated December 15, 2025**, a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 15th day of December, 2025.

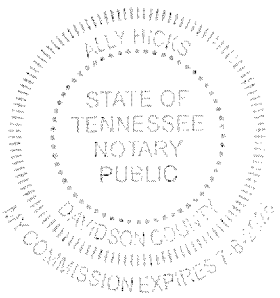
Steven Russell Ross

Emma Stacy Ross

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Ally M. Hicks, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Steven Russell Ross and Emma Stacy Ross, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 15th day of December, 2025.



Notary Public

My Commission Expires: 7-6-26

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 268 on the Map of West Meade Subdivision, Section P, of record of Book 2133, page 22, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Currywood Drive, at the corner of Lots Nos. 268 and 269; thence with said Drive, North, along a slight curve, 173 feet to a stake, and continuing with said Drive, 45.4 feet to a concrete monument at the beginning of a curve; thence with the curve, having a radius of 25 feet, northwesterly 43 feet to a stake in the southerly margin of Bresslyn Road; thence with said road, around a curve, in a southerly direction, 340.2 feet to a concrete monument at the southwest corner of Lot No. 268; thence along the rear line of said lot, easterly 170.9 feet to the corner of Lot No. 268 and 269; thence easterly, with the line between said lots, 172.5 feet to the beginning.

Being the same property conveyed to Steven Russell Ross and wife, Emma Stacy Ross, by Warranty Deed from A. O. Buck and wife, Frances K. Buck, of record in Instrument No. 00005889-0000720, dated May 21, 1982, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 6401 Bresslyn Road, Nashville, TN 37205.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, **Ally M. Hicks,** 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 **December 15, 2025** (date of document).

Affiant Signature

February 13, 2026
Date

State of **Tennessee**

County of **Williamson**

Sworn to and subscribed before me this 13 day of February, 2026

Notary's Signature

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

NOTARY'S SEAL

MY COMMISSION EXPIRES: 1/24/2028