Karen Johnson Davidson County
Batch# 1409746 DEEDQC
04/22/2026 10:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260422-0033214

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
John G. Root and Connie F. Root, Co-Trustees Root Family Trust 4204 Farrar Avenue Nashville, TN 37215	New Owner	13102018800

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Connie K. Young and John G. Root, as tenants in common**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **John G. Root and Connie F. Root, Co-Trustees, Root Family Trust Agreement dated April 21, 2026** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 15, Block 4, on the Plan of Overton Hills Subdivision, as of record in Book 843, Page 66, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **Connie K. Young, an unmarried person, and John G. Root as tenants in common with the right of survivorship**, by Warranty Deed dated July 1, 1998, from **James D. Weatherly and wife, Cynthia Weatherly**, recorded in Book 11010, Page 832, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **4204 Farrar Ave., Nashville, TN 37215.**

Connie K. Young and **Connie F. Root** are one and the same person.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 21st day of April 2026.

Connie K. Young

John G. Root

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Connie K. Young**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April 2026.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **John G. Root**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April 2026.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 21st day of April 2026.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Aaron B. Morales**, 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 April 21, 2026.

Affiant Signature

April 21, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21st day of April 2026.

Notary's Signature

My Commission Expires: 12/10/2029

Notary's Seal:

KATHERINE E. EVEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Dec. 10, 2029
COUNTY OF WILLIAMSON