QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1467944 DEEDQC
09/03/2026 01:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260903-0081965

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

THIS INSTRUMENT WAS PREPARED BY (and return to):

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Rouse Houses LLC, a Tennessee limited liability company	SEND TAX BILLS TO: *SAME*	MAP / PARCEL NUMBER (S) 162-09-0-133.00
(NAME) **203 Concord Terrace**	(NAME) 203 Concord Terrace	
(ADDRESS) **Mt Juliet, TN 37122**	(ADDRESS) Mt Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

JUANITA ANDRE ROUSE

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

ROUSE HOUSES LLC, A TENNESSEE LIMITED LIABILITY COMPANY

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee being Lot No. 47 on the Plan of Hickory View Subdivision Section 3 as of record in Book 6250, Page 960, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Juanita Andre Rouse, by Warranty Deed from Ramsey Investments, Inc., of record in Book 7787, Page 800, Register's Office for Davidson County, Tennessee, dated March 7, 1989 and recorded on March 7, 1989.

This is **improved** property known as: 248 Ash Grove Dr, Nashville, TN 37211.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signature Page to Follow]

Witness our hands this the 18th day of August, 2026.

Juanita Andre Rouse

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Juanita Andre Rouse**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of August, 2026.

Notary Public
My Commission Expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

Certificate of Authenticity

I, Parker W. Underwood, 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 August 18, 2026.

Date

Affiant Signature

8/28/26
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 28th day of August, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)