[Blank Space Below for Recorder Stamp]

THIS INSTRUMENT PREPARED BY:
Michael S. Goode
LEWIS THOMASON, P.C.
1201 Demonbreun Street, Ste. 1000
Nashville, TN 37203
(615) 259-1366

Karen Johnson Davidson County
Batch# 1470360 DEEDQC
09/08/2026 04:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260908-0083342

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this
4th day of September 2026

JENNIFER A. ROOKER NOTARY PUBLIC TENNESSEE Comm. Expires May 08, 2029 COUNTY OF DAVIDSON

Notary Public
My Commission Expires:

[Do Not Stamp Over Text Below]

Address New Owner (s) as follows:	**Send Tax Bills To:**	**Map-Parcel Number**
Vanessa Rae Rosario, Trustee The Vanessa Rae Rosario Revocable Trust 1008 9th Ave S Nashville TN 37203	Vanessa Rae Rosario 1008 9th Ave S Nashville TN 37203	105 02 3A 001.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, unto **Vanessa R. Rosario** (the "Grantor"), does hereby quitclaim and convey unto **Vanessa Rae Rosario, Trustee under The Vanessa Rae Rosario Revocable Trust dated September 4, 2026**, (the "Grantee"), its heirs and assigns, all of Grantor's right, title, and interest in and to a certain tract or parcel of land in **Davidson County**, State of Tennessee, more particularly described as follows, to-wit:

> **BEING** all of Unit A of the 1008 9th Avenue South as shown in Declaration of Covenants, Conditions, and Restrictions for Townhomes at 1008 9th Avenue South, a horizontal property regime with private elements, to which reference is herein made for a more particular description, of record in Instrument Number 20161104-0117273, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Vanessa R. Rosario by Warranty Deed from Province Builders, LLC, a Tennessee limited liability company, dated January 17, 2018, and recorded on January 19, 2018, as Instrument #20180119-0005882 in the Register of Deeds Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in *the* master deed and by-laws; and (f) all applicable government and zoning regulations.

This is Improved Property known as **1008 9th Ave S, Nashville, TN 37203**.

This Trust ("The Vanessa Rae Rosario Revocable Trust") is a revocable trust established pursuant to the laws of the State of Tennessee. The Trustee and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. This trust contains spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee, and this conveyance is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(A)(1)(C)(vi).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS MY HAND THIS 4TH DAY OF SEPTEMBER 2026.

Vanessa R. Rosario

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Jennifer A. Roark, a Notary Public of said County and State, appeared **Vanessa R. Rosario**, 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 and seal, at Office in Memphis, Tennessee, this 4th day of September 2026.

JENNIFER A. ROARK NOTARY PUBLIC TENNESSEE My Comm. Expires March 31, 2029 COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: _____

Certificate of Authenticity

I, **Michael S. Goode**, 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 **September 4, 2026**.

Affiant Signature

September 4, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me, this 4th day of September 2026.

Notary's Signature

My Commission Expires: July 2, 2029
Date

Notary's Seal (if on paper)

JENNIFER BRUSE-MARKWELL
TENNESSEE NOTARY PUBLIC
My Comm. Expires Jul 02, 2029
COUNTY OF DAVIDSON