Karen Johnson Davidson County
Batch# 1039428 DEEDQC
08/17/2023 10:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230817-0064225

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

# QUITCLAIM DEED

| Address New Owners: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Chris and Eleanor Wells Trust<br>David Christopher Wells and<br>Eleanor Brakefield Wells, Co-Trustees<br>901 Bowring Park<br>Nashville, TN 37215 | same | 117 13 0B 131.00 |

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned D. Christopher Wells, and wife, Eleanor B. Wells, (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to David Christopher Wells and Eleanor Brakefield Wells, Co-Trustees, and their successors in trust, of the Chris and Eleanor Wells Trust, a Tennessee Community Property Trust (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being a certain residential building site identified as Lot No. 901, on the Plat of Abbottsford, Phase 2, of record in Instrument No. 20010502-0044874, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to D. Christopher Wells, and wife, Eleanor B. Wells by deed from Michael F. Montijo and wife, Patricia Jamieson, dated November 18, 2009, of record as Instrument No. 20091125-0108709, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 901 Bowring Park, Nashville, Tennessee 37215. The prior deed erroneously showed the address as 131 Bowring Park.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 16th day of August, 2023.

D. Christopher Wells, Grantor

Eleanor B. Wells, Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared D. Christopher Wells, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 16 day of August, 2023.

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Eleanor B. Wells, Grantor, 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 seal at office in Nashville, Tennessee, this 16 day of August, 2023.

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
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STATE OF TENNESSEE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409 (a)(1)(C)(vi).

David Christopher Wells, Affiant

Subscribed and sworn to before me this 16 day of August, 2023.

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

## CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 8-16-2023 (date of document).

Carla L Lovell
Carla L. Lovell

8-16-2023
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 16 day of August, 2023.

Erica L Martin
Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE