Karen Johnson
Batch # 1097728
02/05/2024 10:14:26 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240205-0007804

1705 Portland Avenue, Nashville, TN 37212

This instrument was prepared based on information provided by the Grantor and without the benefit of a current title examination.

This ins
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
PAUL BUDSLICK, Trustee 104 Woodmont Blvd. Suite 203 Nashville, Tennessee 37205	SAME	Parcel ID No. 104-12-0-276.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TRUITT C. ELLIS** (the "Grantor") has bargained and sold, and by these presents does transfer, quitclaim and convey unto **PAUL BUDSLICK, AS TRUSTEE OF THE CCE 2024 EXEMPT IRREVOCABLE TRUST UNDER AGREEMENT DATED JANUARY 10, 2024** (the "Grantee"), its successors and assigns, all of his right, title and interest in and to that certain real estate in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference.

Grantor warrants that the Property described in Exhibit "A" attached hereto is not, nor has it ever been, the principal place of residence of any Grantor or any spouse of any Grantor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantor has executed this instrument effective as of the 1st day of February, 2024.

TRUITT C. ELLIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRUITT C. ELLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1 day of February, 2024.

Autumn Davila
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

NOTARY PUBLIC

My Commission Expires: 10/4/27

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 1 day of February, 2024.

Autumn Davila
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

NOTARY PUBLIC

My Commission Expires: 10/4/27

EXHIBIT "A"
Legal Description

Land in Davidson county, Tennessee, being Lot No. 32 on the Map of Lennox Place as of record in Book 161, page 171, Register's Office for said County.

Said Lot No. 32 fronts 59.9 feet on the southerly side of Portland Avenue and runs back between parallel lines with the easterly margin of a 10-foot alley 140 feet to the northerly margin of another 10-foot alley on which it measures 57.9 feet.

Being the same property conveyed to Truitt C. Ellis, a married person, by Quitclaim from Truitt C. Ellis and wife, Carrie C. Ellis, of record at Instrument No. 20230828-0066939, in the Register's Office for Davidson County, Tennessee.