Karen Johnson
Batch # 1097728
02/05/2024 10:14:26 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240205-0007805

300 White Bridge Pike, Nashville, TN

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

This instrum
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.:
BRIAN M. JERNIGAN, et al. 104 Woodmont Blvd. Suite 203 Nashville, Tennessee 37205	SAME	Map and Parcel No. 103-02-0-059

WHEREAS, by deeds of record in Instrument Number 20130102-0000361, Instrument Number 20130227-0019631 and Instrument Number 20230828-0066940, Register's Office for Davidson County, Tennessee, **BRIAN M. JERNIGAN**, as to a twenty-five percent (25%) undivided interest, **SCOTT BURNS,** as to a twenty-five percent (25%) undivided interest, and **TRUITT C. ELLIS**, as to a fifty percent (50%) undivided interest, all as tenants in common, each have ownership interest in that certain real estate in Davidson County, State of Tennessee, as described in Exhibit "A", attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, Truitt Ellis desires to convey his fifty percent (50%) interest in the Property to Paul Budslick, as Trustee of the CCE 2024 Exempt Irrevocable Trust under Agreement dated January 10, 2024.

NOW, THEREFORE, 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 Grantor's right, title and interest in his fifty percent (50%) undivided interest in the Property. After the aforesaid conveyance, the Property shall be vested as follows:

Brian M. Jernigan	25% undivided interest
Scott Burns	25% undivided interest
Paul Budslick, as Trustee	50% undivided interest

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.

(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 part of Lot No. 20 on the map of C.C. Vernon's Farm, of record in Book 161, page 164, Register's Office for said County, being part of Lots 4 and 5 on an unregistered plan of a subdivision of said Lot No. 20 made by W. B. Southgate, Surveyor, May 30, 1929, as follows:

Beginning on the new relocated northerly margin of Burges Avenue at the corner of Lots 3 and 4 on said unrecorded plan; thence with the line between Lots 3 and 4 and 5 northerly 90 feet to the corner of Lots 5 and 6; thence with the line between said 2 lots westerly 107.8 feet to the easterly margin of White Bridge Road; thence with the same southereasterly 50.5 feet to the beginning of a curve; thence around said curve having a radius of 2,818.79 feet southerly 5.6 feet to the northerly margin of Burges Avenue; thence with the same around a curve having a radius of 44 feet southeasterly 57.7 feet; thence continuing with the northerly margin of said Burges Avenue, south 85 deg. 00' east 44 feet to the beginning.

Being the same property conveyed to James A. Crossman, as to a fifty percent (50%) undivided interest, and Truitt C. Ellis and wife, Carrie C. Ellis, as to a fifty percent (50%) undivided interest, as tenants in common, by instrument of record in No. 20130102-0000361, in the Register's Office for Davidson County, Tennessee. By instrument of record at No. 20130227-0019631, James A. Crossman conveyed his fifty percent (50%) undivided interest in the property to Brian M. Jernigan, as to a twenty-five percent (25%) undivided interest in the property and to Scott Burns, as to a twenty-five percent (25%) undivided interest in the property. By instrument of record in 20230828-0066940, Truitt C. Ellis and Carrie C. Ellis conveyed all of their undivided interest, as tenants in common, to Truitt C. Ellis, as to a fifty percent (50%) undivided interest in the property.