This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Perrion Gordon
215 Savannah East Court
Springfield, TN 37172

Send tax notice to: Perrion Gordon
215 Savannah East Court
Springfield, TN 37172

Map and Parcel No. 069 11 0 008.00

Karen Johnson Davidson County
Batch # 1211921 DEEDQC
12/03/2024 09 56 41 AM 6 pgs
Fees $32 00 Taxes $0 00
20241203-0093725

QUITCLAIM DEED
NO CONSIDERATION/NO TITLE SEARCH

Prepared from information supplied by the parties. The preparer of this instrument makes no representations as to the status of the title of the property described herein. No survey, no title examination, and no title insurance has been made or acquired for this transfer.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid by the Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Perrion Gordon, Trustee of the Mallanese Wells-Starks Living Trust dated July 11, 2023, and any amendments thereto** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Perrion Gordon** ("Grantee"), Grantor's entire interest in the following property with full power to sell, mortgage or convey without the joinder of any other individual:

Land in Davidson County, being Lot No. 3, Gold Coast Addition, as of record in Plat Book 2854, Page 123, Register's Office, Davidson County, Tennessee.

Being the same property conveyed by Mallanese Kenova Wells-Starks and Perrion Gordon to Mallanese Kenova Wells-Starks, Trustee of the Mallanese Kenova Wells-Starks Living Trust dated July 11, 2023, and any amendments thereto, by Quitclaim Deed dated July 11, 2023, of record in Instrument Number 20230807-0060699, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Mallanese Wells and Perrion Carlew-Gordon by

Perrion Carlew Gordon by quitclaim deed dated November 3, 2022, of record in Instrument Number 20221103-0118850, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Perrion Carlew-Gordon by Mallanese Wells by quitclaim deed dated January 28, 2022, of record in Instrument Number 20220128-0010207, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Mallanese Wells by Muniment of Title from the Estate of Catana Starks, of record in Instrument 20211119-0154265, filed November 19, 2021, Register's Office, Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4022 RED ROSE CT, NASHVILLE, TN 37218.

Note 1: The Grantor, Perrion Gordon, is the successor Trustee of the Mallanese Wells-Starks Living Trust dated July 11, 2023.
Note 2: Mallanese Kenova Wells-Starks passed away on October 21, 2023 and bequeathed this property to Perrion Gordon via the Mallanese Wells-Starks Living Trust dated July 11, 2023. The provision granting this property is attached as an Exhibit to this document.
Note 3: This property description was obtained from public record and was not verified by survey or title search.
Note 4: Mallanese Wells is also known as Mallanese Kenova Wells-Starks.
Note 5: Perrion Carlew-Gordon is also known as Perrion Gordon.

Witness my hand on the 25th day of November 2024.

Perrion Gordon

GRANTOR: Perrion Gordon, Trustee

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

JAMES WARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, James Ward, a Notary Public in and for said County and State, the within named Perrion Gordon, Trustee of the Mallanese Wells-Starks Living Trust dated July 11, 2023, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that said Bargainor executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee on November 25th 2024.

Notary Public

My Commission Expires: 11/08/2027

OATH OF CONSIDERATION

STATE OF Tennessee)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer is Zero Dollars ($0).

Perrion Gordon, Trustee of the Mallanese Wells-Starks Living Trust dated July 11, 2023, Affiant

Sworn to and subscribed to before me on the 25th day of November, 2024

NOTARY PUBLIC

My Commission Expires: 11/08/2027

JAMES WARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THE MALLANESE WELLS-STARKS LIVING TRUST

July 11, 2023

LAW OFFICES
LAW OFFICES OF CHARLES R. FRAZIER
5258 B MURFREESBORO RD
LA VERGNE, TENNESSEE 37086

Ex. A

Article Six
Specific Distributions and Disposition of Tangible Personal Property

Section 6.01 Specific Distribution to Perrion Gordon

As soon as practicable after my death, my Trustee shall distribute 4022 Red Rose Court, Nashville, TN 37218 to Perrion Gordon.

If Perrion Gordon is deceased, my Trustee shall distribute this property to Perrion Gordon's descendants, per stirpes.

Property passing under this section passes free of any administrative expenses or death taxes.

Section 6.02 Distribution of Tangible Personal Property by Memorandum

I may dispose of items of tangible personal property by a signed written memorandum executed after I sign this instrument. The memorandum must refer to my trust and must reasonably identify the items and the beneficiary designated to receive each item. If I execute a memorandum, my Trustee shall incorporate the memorandum by reference into this instrument to the extent permitted by law.

My Trustee shall distribute the items of tangible personal property listed in the memorandum as promptly as practicable after my death, together with any insurance policies covering the property and any claims under those policies, as provided in the memorandum. If I leave multiple written memoranda that conflict as to the disposition of any item of tangible personal property, the memorandum with the most recent date will control as to that item.

If the law does not permit incorporation of the memorandum by reference, the memorandum will then serve as an amendment to my trust, but only to the extent this amendment solely disposes of tangible personal property. I request that my Trustee follow my wishes and distribute the items of tangible personal property listed in the memorandum according to its terms.

Section 6.03 Distribution of Remaining Tangible Personal Property

My Trustee shall distribute any remaining tangible personal property not disposed of by a written memorandum under the remaining terms of this instrument.

Until property distributed in accordance with this Article is delivered to the appropriate beneficiary or his or her Legal Representative, my Trustee shall pay the reasonable expenses of securing, storing, insuring, packing, transporting, and otherwise caring for the property as an administration expense. Except as otherwise provided in my trust, my Trustee shall distribute property under this Article subject to all liens, security interests, and other encumbrances on the property.

giving notice does not receive the return receipt but has proof that he or she mailed the notice, notice will be effective on the date it would normally have been received via certified mail. If the party requiring notice is a minor or incapacitated individual, notice will be given to the parent or Legal Representative.

(f) Severability

The invalidity or unenforceability of any provision of this trust does not affect the validity or enforceability of any other provision of this trust. If a court of competent jurisdiction determines that any provision is invalid, the remaining provisions of this trust are to be interpreted as if the invalid provision had never been included.

I have executed this trust on July 11, 2023. This trust instrument is effective when signed by me, whether or not now signed by a Trustee.

Mallanese Wells-Starks

Mallanese Kenova Wells-Starks, Grantor and Trustee

STATE OF TENNESSEE)
) ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, Katie L. Clark, Notary Public, Mallanese Kenova Wells-Starks, as Grantor and as Trustee, 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, at office, this day, July 11, 2023.

[Seal]



My commission expires: 04/19/2025