PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, PC
Attn.: Steven K. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1231923 DEEDQC
01/30/2025 08:28:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250130-0007021

Name and address of owner:	Send tax bills to:	Map Parcel Number:
Stanley M. Ezell, Trustee and LeEllen H. Ezell, Trustee 946 Tyne Boulevard Nashville, TN 37220	Stanley M. Ezell, Trustee and LeEllen H. Ezell, Trustee 946 Tyne Boulevard Nashville, TN 37220	146-01-0-003.00

QUITCLAIM DEED

WHEREAS, Stanley M. Ezell and LeEllen H. Ezell acquired the property more particularly described herein by Warranty Deed dated June 28, 1985 from Ruth G. Yearwood, recorded June 28, 1985 at Book 6594, page 990 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, by Quitclaim Deed dated May 16, 1990, recorded May 21, 1990 at Book 8112, page 863 in said Register's Office, Stanley M. Ezell conveyed his interest in the property to LeEllen H. Ezell; and

WHEREAS, by Quitclaim Deed dated August 24, 1999, recorded August 27, 1999 at Book 11637, page 302 in said Register's Office, LeEllen H. Ezell conveyed to Stanley M. Ezell such of her interest in said property as would create a tenancy by the entirety; and

WHEREAS, Stanley M. Ezell and LeEllen H. Ezell desire to make this Quitclaim Deed and cause it to be recorded in said Register's records.

NOW, THEREFORE, STANLEY M. EZELL and LeELLEN H. EZELL ("Grantors") quitclaim to STANLEY M. EZELL and LeELLEN H. EZELL, CO-TRUSTEES OF THE STANLEY AND LeELLEN EZELL COMMUNITY PROPERTY TRUST DATED January 29, 2025 ("Grantees"), their successors and assigns, all of Grantors' right, title, and interest in and to the following described property (the "Property"), to wit:

> Lying and being in Davidson County, Tennessee, and being Lot No. 6 of Block A on the Map of Bridle Path Estates and being part of Overton Lea Estates of record in Book 974, page 76 in the Register's Office of Davidson County, Tennessee, and being described as follows: BEGINNING on the northerly margin of Tyne Boulevard at the corner of Lot Nos. 5 and 6, thence with the line between said lots, northwardly 927.4 feet to the center line of Kirkman Lane; thence with the center line of said Lane, westwardly 497.4 feet to the northwest corner of Lot No. 6; thence Southeastwardly 257.3 feet; thence southwardly 681.1 feet to the northerly margin of said Boulevard, eastwardly 346.6 feet to the point of beginning, containing 8.33 acres, more or less.

Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.

BEING THE SAME property conveyed to Stanley M. Ezell and LeEllen Ezell by Warranty Deed dated June 28, 1985 from Ruth G. Yearwood, recorded June 28, 1985 at Book 6594, page 990 in the Register's Office of Davidson County, Tennessee, being the same property conveyed by Quitclaim Deed dated May 16, 1990 from Stanley M. Ezell to LeEllen H. Ezell, recorded May 21, 1990 at Book 8112, page 863 in said Register's Office, and being the same property conveyed by Quitclaim Deed dated August 24, 1999 from LeEllen H. Ezell to Stanley M. Ezell, recorded August 27, 1999 at Book 11637, page 302 in said Register's Office.

This is improved property known as 946 Tyne Boulevard, Nashville, TN 37220.

The undersigned acknowledge that this deed was prepared from information in prior deeds, that no request was made that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

[Continued on following page.]

IN WITNESS WHEREOF, Grantors have executed this deed as of the _____ day of January, 2025.

GRANTORS:

Stanley M. Ezell

LeEllen H. Ezell

STATE OF TENNESSEE
COUNTY OF Davidson

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Stanley M. Ezell, a 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29 day of January, 2025.

Notary Public

Commission Expires: 3/9/27

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO
My Commission Expires M

STATE OF TENNESSEE
COUNTY OF Davidson

. Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared LeEllen H. Ezell, a 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29 day of January, 2025.

Notary Public

Commission Expires: 3/9/27

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027

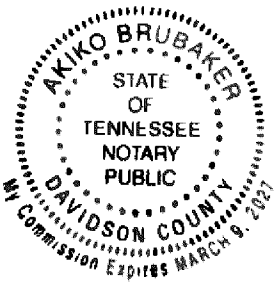
STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear and affirm that there is no consideration for this transfer and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated §67-4-409(a)(4).

LeEllen H Ezell

LeEllen H Ezell
Printed Name: _____
Trustee / Grantee

Sworn to and subscribed before me this
29 day of January, 2025.



Notary Public

Commission Expires: 3/9/27

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 01|29|2025 (date of document).

Affiant Signature

01|29|2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3/9/27

NOTARY'S SEAL

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 9, 2027