414 Gallatin Pike
106 Madison Street

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

This instrument prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch # 1246144 DEEDQC
03/14/2025 10:18:40 AM 3 pgs
Fees $17.00 Taxes $0.00
20250314-0018768

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.:**
TRUITT CLAYTON ELLIS, Trustee 104 Woodmont Blvd. Suite 203 Nashville, Tennessee 37205	SAME	Map and Parcels. 04216020300 04216016900

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, **CARRIE C. ELLIS** (the "Grantor") has bargained and sold, and by these presents does transfer, quitclaim and convey unto **TRUITT CLAYTON ELLIS, AS TRUSTEE OF THE TCE 2025 EXEMPT IRREVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 21, 2025** (the "Grantee"), his heirs, successors and assigns, all of Grantor's 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 (the "Property").

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 as of the 1st day of March, 2025.

Carrie C. Ellis

CARRIE C. ELLIS

STATE OF TENNESSEE)

COUNTY OF DAVISON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 1 day of March, 2025.

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 March, 2025.

Autumn Davila STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

NOTARY PUBLIC

My Commission Expires: 10/4/27

EXHIBIT "A"
Legal Description

TRACT NO. 1: A tract of land in the 9th Councilmanic District of Davidson County, Tennessee, being a part of Lot 1 on the Plan of the Douglas-Levine subdivision at Madison, Tennessee, of record in Book 547, page 44, Register's Office for Davidson County, Tennessee, and more particularly described as per a survey by Steven B. Artz & Associates, Inc., Steven B. Artz, Tennessee License No. 1708, dated April 27, 2004, as follows:

Beginning at an iron pin (old), in the westerly margin of Gallatin Road, the southeast corner of a tract of land which belongs to Juanita B. Howell, having a deed reference in Book 7545, page 456, Register's Office for Davidson County, Tennessee, the northeast corner of this tract, and continuing, as follows:

S 11 deg. 30' 27" W, 33.30 feet to an iron pin (new), in the westerly margin of Gallatin Road; thence with a curve to the right, having a radius of 20.00 feet, an arc distance of 28.65, and a chord bearing of S 52 deg. 32' 44" W, 26.26 feet to a chiseled "X" (new), in the northerly margin of Madison Street; thence, N 86 deg. 25' 00" W, 134.17 feet to a rail road spike (new), at the intersection of the northerly margin of Madison Street, and the easterly margin of Alley Number 1410; thence, N 11 deg. 30' 27" E, 69.26 feet to a rail road spike (new), in the easterly margin of Alley Number 1410, the southwest corner of said land which belongs to Juanita B. Howell; thence S 79 deg. 23' 16" E, 150.15 feet, to the point of beginning.

TRACT NO. 2: Land in the 9th Councilmanic District of Davidson County, Tennessee, being Lots Nos. 11 and 12 on the Plan of Douglas-Levine Subdivision at Madison, Tennessee, as of record in Book 547, page 44, Register's Office for Davidson County, Tennessee, and being more particularly described as per a survey by Steven B. Artz & Associates, Inc., Steven B. Artz, Tennessee RLS No. 1708, dated April 28, 2004, as follows:

Beginning at an iron pin (new), in the northerly margin of Madison Street, the southeast corner of a tract of land which belongs to Robert L. Pettus, Jr., having a deed reference in Book 3101, page 191, Register's Office for Davidson County, Tennessee, the southwest corner of this tract, and continuing, as follows: N 20 deg. 01' 40" E, 235.67 feet to an iron pin (new), the northeast corner of said tract of land which belongs to Robert L. Pettus, Jr., in the southerly boundary of a tract of land which belongs to Larry D. and Billy D. Butler, having a deed reference in Book 7062, page 345, said Register's Office; thence S 70 deg. 06' 55" E, 100.00 feet to an iron pin (new), the southeast corner of said tract of land which belongs to Larry D. and Billy D. Butler, in the westerly margin of Alley No. 1410; thence, S 20 deg. 02' 13" W, 222.21 feet to an iron pin (new), at the intersection of the westerly margin of Alley No. 1410 and the northerly margin of Madison Street; thence, N 77 deg. 46' 53" W, 100.90 feet, to the point of beginning.

Being the same property conveyed to Carrie C. Ellis from James A. Crossman, by Quitclaim Deed of record in Instrument No. 20090128-0007500, Register's Office for Davidson County, Tennessee.