2711 Landers Avenue

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
20250314-0018769

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 Parcel: 11909002000

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 CROSSMAN 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 Crossman Ellis

CARRIE CROSSMAN ELLIS

STATE OF TENNESSEE)

COUNTY OF DAVISON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARRIE CROSSMAN 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

Land in Davidson County, Tennessee, being Lots 84 and 85 of the Thompson & Ring's Revised and Corrected Plan of Edenwold Park, as of record in Plan Book 332, Page 29, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carrie Crossman Ellis from James A. Crossman and wife, Mary B Crossman, by Warranty Deed of record in Instrument No. 20060815-0100526, Register's Office for Davidson County, Tennessee