Karen Johnson Davidson County
Batch# 1262333 DEEDQC
04/21/2025 10:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250421-0030005

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

| **Address New Owner(s)** | **Send Tax Bills To** | **Map-Parcel No.** |
|---|---|---|
| Elise Fellman Miller, Trustee<br>8036 Claytie Circle<br>Nashville, TN 37221 | Same | 141 15 D 102.00 |

## Quitclaim Deed to Trustee

Grantor: Robert A. Fellman and Pauline T. Fellman, Husband and Wife.

Grantee: Elise Fellman Miller, Trustee of the Irrevocable Trust of Robert Fellman and Pauline Teresa Fellman aka Pauline Theresa Fellman, dated March 25, 2025.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 102, on the Resubdivision of Lots 102, 103, 125 and 126 of "Sheffield" on the Harpeth, Phase II, of record in Book 7900, Page 295, Register's Office of said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert A. Fellman and Pauline T. Fellman, by deed from Phillips Builders, Inc., of record in Book 8565, Page 33, Register's Office for Davidson County, Tennessee.

Robert A. Fellman and Robert Fellman are one and the same person.

Pauline T. Fellman and Pauline Teresa Fellman aka Pauline Theresa Fellman are one and the same person.

This is improved property, known as: 8036 Claytie Circle, Nashville, TN 37221

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Robert A. Fellman

Robert A. Fellman, Grantor

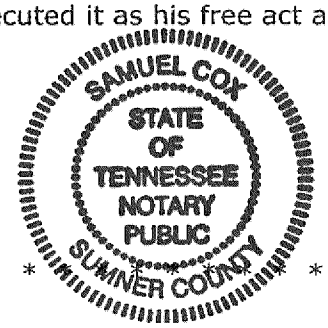
Pauline T. Fellman, Elise F. Miller AIF

Pauline T. Fellman, by Attorney-in-Fact, Grantor

State of Tennessee
County of Sumner

On March 25, 2025, before me personally appeared Robert A. Fellman, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 8-1-2028




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State of Virginia
County of Alexandria

On 04/10/2025, before me personally appeared Elise Fellman Miller, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Pauline Theresa Fellman, Grantor, and who acknowledged that he executed the same as the free act and deed of Pauline Theresa Fellman.

Notary Public
My commission expires: 04/30/2028




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State of Virginia
County of Alexandria

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Elise Fellman Miller
Elise Fellman Miller, Trustee
Grantee

Sworn to and subscribed before me on 4/10/25.

Notary Public
My commission expires: 04/30/2028



## TRUE Copy Certification

I, Samuel Cox, do hereby make oath that I am 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 March 25, 2025.

Samuel Cox

Signature

3-25-2025

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on March 25, 2025.

Notary Public
My commission expires: 12/27/2027

