Karen Johnson Davidson County
Batch# 1323312 DEEDQC
09/17/2025 09:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250917-0074131

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel Number
S. Duke Herrell and Linda Herrell, Co-Trustees Herrell Community Property Trust 3501 Hampton Avenue Nashville, TN 37215	Same	117-05-0-099.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, we, S. DUKE HERRELL, III and wife, LINDA L. HERRELL (collectively, the "Grantor"), hereby quitclaim and convey to S. DUKE HERRELL and LINDA HERRELL, as Co-Trustees of the HERRELL COMMUNITY PROPERTY TRUST dated September 12, 2025, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision Plan of Carl T. Hinrichs Property as of record in Book 4350, page 102, Register's Office for said County.

Said Lot No. 2 fronts 130.70 feet on the southerly side of Hampton Avenue and extends back 324.69 feet on the westerly line and 326.07 feet on the easterly line to a dead line measuring 133.22 feet thereon.

Being the same property conveyed to S. Duke Herrell, III and wife, Linda L. Herrell, from Janice Hinrichs Knestrick Feldman by Warranty Deed dated December 29, 2010, of record in Instrument No. 20110103-0000509, and recorded on January 3, 2011, Register's Office for Davidson County, Tennessee.

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

The above description is the same as in the prior deed.

This is improved property known as 3501 Hampton Avenue, Nashville, TN 37215.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 12 day of September, 2025.

S. DUKE HERRELL, III

LINDA L. HERRELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, S. DUKE HERRELL, III and LINDA L. HERRELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 12 day of September, 2025.

SHERRY K WILLIAMS NOTARY TENNESSEE PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 03/08/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 12 day of September, 2025.

SHERRY K WILLIAMS NOTARY TENNESSEE PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 03/08/2028

47583143.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 09/12/2025 (date of document).

Affiant Signature

09-17-2025

Date

State of Tennessee

County of Davidson

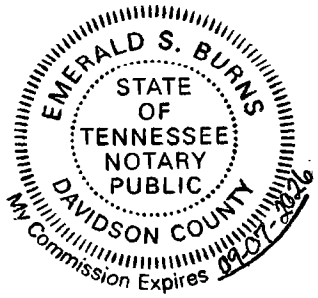
Sworn to and subscribed before me this 17 day of September, 2025.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



202509170074131