THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

Karen Johnson
Batch # 1324151
09/18/2025 03:43:10 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250918-0074815

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #
RAY SELLS and PHYLLIS E. SELLS, Co-Trustees 836 Kendall Dr. Nashville, TN 37209	SAME	10309007400

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, RAY SELLS and PHYLLIS E. SELLS, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto RAY SELLS and PHYLLIS E. SELLS, CO-TRUSTEES OF THE SELLS TENNESSEE COMMUNITY PROPERTY TRUST dated September 18, 2025, their successors and assigns ("GRANTEES"), all of GRANTORS' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 18 day of September, 2025.

Ray Sells
RAY SELLS

Phyllis E. Sells
PHYLLIS E. SELLS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared RAY SELLS and PHYLLIS E. SELLS, the within named bargainors, 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, this 18th day of September, 2025.

Rhonda Fuller
NOTARY PUBLIC

My Commission Expires:
5/8/29

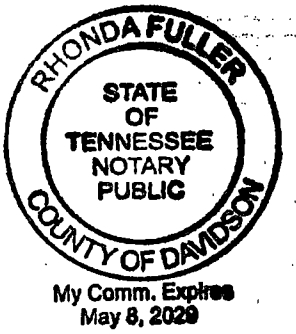


EXHIBIT A

Being Lot No. 82 on the Plan of Hillwood Estates, Section 6, of record in Book 2133, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 82 fronts 180 feet on the southerly side of Kendall Drive and extends back 266.5 feet on the easterly line and 182.8 feet on the westerly line to a dead line, measuring 225 feet thereon.

Being the same property conveyed to Grantors by deed of record in Book 5409, page 856, Register's Office, Davidson County, Tennessee.

Said improved property is known as 836 Kendall Dr., Nashville, Tennessee 37209.