Karen Johnson Davidson County
Batch# 1345590 DEEDQC
11/13/2025 09:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251113-0090336

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAMBLISS, BAHNER & STOPHEL, P.C.
Suite 1700, Liberty Tower
605 Chestnut Street
Chattanooga, Tennessee 37450
Attention: Abigail J. Sutton

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL
Morgan Jackson Wills, Sr. and Heather Elaine Phillips Wills, Co-Trustees 2700 Barton Avenue Nashville, TN 37212-4118	Morgan Jackson Wills, Sr. and Heather Elaine Phillips Wills, Co-Trustees 2700 Barton Avenue Nashville, TN 37212-4118	104-11-0-164.00

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, MORGAN WILLS and wife, HEATHER WILLS ("Grantors"), do hereby grant, bargain, transfer, convey, and forever quitclaim unto MORGAN JACKSON WILLS, SR. and HEATHER ELAINE PHILLIPS WILLS, CO-TRUSTEES OF THE WILLS FAMILY COMMUNITY PROPERTY TRUST dated October 24, 2025 ("Grantees"), and their successors and assigns, all of Grantors' right, title and interest in the certain tract or parcel of real property located in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference.

The property being conveyed by this Deed was held by the Grantors as tenants by the entirety with the right of survivorship as at common law, and it is the Grantors' intention that the provisions of Tennessee Code Annotated Section 35-15-510 apply to the property being conveyed by this Deed and any proceeds from any subsequent sale thereof.

Grantors and Grantees acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and Stophel, P.C. disclaims responsibility for the status of title to the real property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 24 day of October, 2025.

GRANTORS:

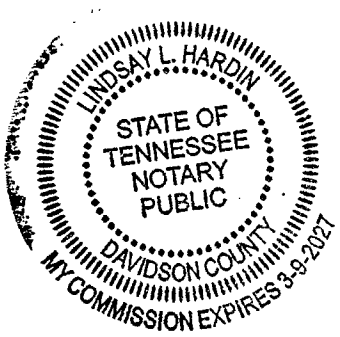
Morgan Wills

Heather Wills

STATE OF TENNESSEE :
:
COUNTY OF HAMILTON :

On this 24th day of October, 2025, before me, a Notary Public of the state and county aforesaid, personally appeared Morgan Wills and wife, Heather Wills, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

WITNESS my hand and seal, at office in Hamilton County, Tennessee, this 24th day of October, 2025.



Notary Public

My Commission Expires: 3-9-2027

STATE OF TENNESSEE :
:
COUNTY OF HAMILTON :

I hereby swear and affirm that the actual consideration for this transfer is $0.00.

AFFIANT-GRANTEE:

The Wills Family Community Property Trust
dated October 24, 2025

Morgan Jackson Wills, Sr., Co-Trustee

Sworn to and subscribed before me
this 24th day of October, 2025.

Notary Public

My commission expires: 3-9-2027



33049_00/25001/RLS-4898-2766-4237_1

EXHIBIT "A"

Parcel No. 104-11-0-164.00 (2700 Barton Ave)

LAND in Davidson County, Tennessee, being Lot No. 30 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421 Page 7, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

GRANTOR'S SOURCE OF TITLE is a Deed recorded at instrument number 200705290063009, in the Register's Office of Davidson County, Tennessee.

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

No boundary survey of the within tract or parcel of real estate was made at the time of this conveyance, and the description of the within tract or parcel of real estate is not different from previous deeds.

CERTIFICATE OF AUTHENTICITY

I, GREGORY D. WILLETT, 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 October 24, 2025 (date of document)

GREGORY D. WILLETT, Affiant Signature
Dated: November 13, 2025

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn and subscribed before me this 13th day of November, 2025.

Rebecca Lynn Stone

My Commission Expires: 01/17/2027

