This Instrument Prepared by:
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Karen Johnson Davidson County
Batch # 1346969 DEEDQC
11/17/2025 11 07 41 AM 3 pgs
Fees $17 00 Taxes $0 00
20251117-0091345

Address of New Owners:	**Send Tax Bills To:**	**Tax Parcel Number:**
Kathleen L Nelson and Bruce E. Nelson, Trustees of the Nelson Family Trust 837 Kendall Drive Nashville, Tennessee 37209	Kathleen L. Nelson and Bruce E. Nelson, Trustees of the Nelson Family Trust 837 Kendall Drive Nashville, Tennessee 37209	103-09-57

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **Kathleen L. Nelson and Bruce E. Nelson,** wife and husband ("Grantors") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Kathleen Lorraine Nelson and Bruce Edward Nelson, as Trustee of the Nelson Family Trust under agreement dated October 7, 2025** ("Grantee"), Grantor's entire interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee, being Lot No. 70 on the Plan of Hillwood Estates, Section VI, of record in Plat Book 2133, page 96, Register's Office for said County.

SAID Lot No. 70 fronts 175.00 feet on the northwesterly margin of Kendall Drive and extends back 435.5 feet on the southwesterly line and 387.1 feet on the northeasterly line to a dead line in the rear, measuring 181.00 feet thereon.

BEING the same property conveyed to Bruce E. Nelson and spouse, Kathleen L. Nelson by deed from Herbert J. Rieth, Jr. a single person, of record in Book 9688, page 717, Register's Office for Davidson County, Tennessee.

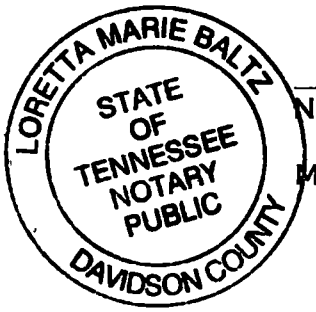
Description Reference. *The description is the same as that used in the last deed prior to this transaction. No new title search was done.*

Dated: **October** 7, **2025**.

Bruce Edward Nelson, Grantor and Trustee

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

On this **October** 7th, **2025**, before me personally appeared **Bruce Edward Nelson**, as Grantor and Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.



Loretta Marie Baltz
Notary Public

My Commission Expires: July 3, 2028

Signed in Counterpart

Dated: **October** 7, **2025**

Kathleen Lorraine Nelson, Grantor and Trustee

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

On this **October** 7, **2025**, before me personally appeared **Lorraine Nelson**, as Grantor and Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

REBECCA CLEMENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Rebecca Clemens

Notary Public

My Commission Expires: 9·7·2026

This transfer is exempt from Tennessee real property transfer tax as provided by Tenn. Code Ann. § 67-4-409(a)(3)(C)(vi), as this is a transfer by grantors to a revocable living trust established by the grantors.