Karen Johnson Davidson County
Batch# 1347925 DEEDQC
11/19/2025 10:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251119-0092200

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
David F. Bushnell, Co-Trustee
Kristin J. Bushnell, Co-Trustee
Bushnell Living Trust
725 Georgetown Drive
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
102 13 0B 032.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Kristin J. Bushnell and David F. Bushnell, wife and husband (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to David F. Bushnell and Kristin J. Bushnell, Co-Trustees, and their successors in trust, of the Bushnell Family Trust dated November 14, 2012, as amended (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 32 on the plan of Park Place at Charlotte, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20160916-0097376, as amended in Instrument No. 20161118-0122072, Instrument No. 20161209-0129493 and in Instrument No. 20170213-0014731, and as shown as Exhibit "A-1" to the Amendment to Declarations of Covenants, Conditions and Restrictions for Park Place at Charlotte, of record in Instrument No. 20170213-0014731, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kristin J. Bushnell and David F. Bushnell, by Warranty Deed dated October 21, 2024, from Susan L. Becker, of record at Instrument No. 20241021-0081802 in the Register's Office of Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 1112 Lilly Valley Way, Nashville, Tennessee 37209.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Bushnell Family Trust dated November 14, 2012, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of David Bushnell and wife, Kristin Bushnell, pursuant to T.C.A. §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 18th day of November, 2025.

Kristin J. Bushnell, Grantor

David F. Bushnell, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Kristin J. Bushnell, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of November, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared David F. Bushnell, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of November, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

David F. Bushnell, Affiant

Subscribed and sworn to before me this 18th day of November, 2025.

Notary Public

My Commission Expires: March 3, 2026



CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 November 18, 2025.

Carolyn S. Wenzel

November 18, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of November, 2025.

Notary Public

My Commission Expires: 10/4/27