Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

David Lynn Eller

TO:

David Lynn Eller and Janice Carol Redden, Trustees of the Eller Family Revocable Trust dated November 25, 2025

Karen Johnson Davidson County
Batch# 1351642 DEEDQC
11/26/2025 04:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251126-0094721

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 25th day of November, 2025, by and between **David Lynn Eller, an unmarried man** ("Grantor"), and **David Lynn Eller and Janice Carol Redden, Trustees of the Eller Family Revocable Trust dated November 25, 2025, and any amendments thereto** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantees, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 15 on the Plan of Airdria Subdivision, as of record in Book 547, page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to David Lynn Eller and wife, Joyce F. Eller, by Warranty Deed from Jimmy M. Crosby and wife, Carolyn A. Crosby, dated April 29, 1985, and recorded on May 6, 1985, in Book 6550, Page 185, in the Register's Office for Davidson County, Tennessee. Joyce F. Eller passed away on March 30, 2024, leaving David Lynn Eller as the surviving tenant by the entirety and sole owner of the subject property.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public

record.

This is real property known as: **3221 Avenel Avenue, Nashville, TN 37211**.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

David Lynn Eller
Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **David Lynn Eller**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 25th day of November, 2025.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary Public

My Commission Expires: 1-28-26

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person/Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
David Lynn Eller and Janice Carol Redden, Trustees 3221 Avenel Avenue Nashville, TN 37211	Same/Owner	3221 Avenel Avenue Nashville, TN 37211 Parcel ID: 13302018500

Tennessee Certification of Electronic Document

I, Thomas W. Steelman, 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 11-25-25 (date of document).

Affiant Signature

11-25-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1-28-26

NOTARY'S SEAL

