THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

Karen Johnson
Batch # 1355909
12/10/2025 08 16 16 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251210-0098042

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

The actual consideration or value for this transfer, whichever is greater is $0.

Martha M. Wells
Grantor

Sworn to and subscribed by me, this 25 day of November 2025.

Notary Public
My commission expires: 3/9/2027

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Martha M. Wells, Trustee		
905 Lynnwood Blvd.	SAME	130 11 0 033.00
Nashville, TN 37205		

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, MARTHA M. WELLS, a single person, (hereinafter "Grantor"), by these presents does hereby quitclaim and convey unto MARTHA M. WELLS, TRUSTEE OF THE MARTHA M. WELLS 2025 REVOCABLE TRUST DATED NOVEMBER 25, 2025, (hereinafter "Grantee"), her successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

See Attached Exhibit A

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The purpose of this instrument is to convey all of Grantor's right, title and interest in the subject property to Grantor's Revocable Trust. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C).**

WITNESS MY HAND this 25th day of November, 2025.

Martha M. Wells
MARTHA M. WELLS, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, MARTHA M. WELLS, the within named Grantor, 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, at office, this 25 day of November, 2025.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Exhibit A

"A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

"Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Revised Plan of The New Golf Club Subdivision, as of record in Plat Book 421, page 185, Register's Office for said County, to which plan reference is made for a more complete description.

"Being the same property conveyed to Timothy D. Schultz and wife, Elizabeth P. Schultz by deed from Mary S. Murff Garrett and husband, James E. Garrett of record in Book 5788, page 818, corrected and rerecorded in Book 6259, page 780, said Register's Office. Timothy D. Schultz and Elizabeth P. Schultz have since been divorced by final decree in the Fourth Circuit Court for Davidson County, Tennessee, Rule No. 82D-2004, dated December 9, 1982. Timothy D. Schultz has subsequently conveyed his interest in said property to Elizabeth Boyd Parrish by deed of record in Book 5995, page 246, Register's Office for Davidson County, Tennessee. Timothy David Schultz being one and the same as Timothy D. Schultz. Elizabeth P. Schultz, Elizabeth Boyd Parrish, and Elizabeth Boyd Parrish Schultz, being one and the same as Elizabeth Boyd Parrish Hamilton.

"This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantees; and (2) Restrictions of record in Book 653, page 112, said Register's Office.

'Robert Mattison Hamilton, Jr., spouse of Elizabeth Boyd Parrish Hamilton, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Elizabeth Boyd Parish Hamilton."

The above legal description is the same as that contained in the previous deed of record.

Being the same property conveyed to MARTHA WELLS, married, Grantee, by ELIZABETH BOYD PARRISH HAMILTON, married, Grantor, by Warranty Deed dated January 31, 1992 and recorded in Book 8542, Page 224, Registers Office for Davidson County, Tennessee.

MARTHA M. WELLS and MARTHA WELLS are the same person and the spouse of MARTHA M. WELLS is now deceased.

This is improved property, known as: 905 Lynnwood Boulevard, Nashville, Tennessee 37205