Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The BGMG Family Trust dated December 15, 2025 827 Tyne Boulevard Nashville, TN 37220	**14602002400**	**Same**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Brian Gesell and Megan Gesell, husband and wife** (the "Grantors") hereby convey, transfer, assign, and quitclaim to **The BGMG Family Trust dated December 15, 2025** (the "Grantee"), Grantee's successors and assigns, all of the right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **827 Tyne Boulevard, Nashville, TN 37220.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 15th day of December, 2025.

Notary Public
My Commission Expires: 06/20/2027

GERETTI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson
Batch # 1359908
12/18/2025 03:25:59 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20251218-0100786

shall have any liability for the status of the title to the property or for the accuracy of such information.

To the extent applicable, Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 15th day of December, 2025.

Brian Gesell

Megan Gesell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Gesell and Megan Gesell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 15th day of December, 2025.

Notary Public

My Commission Expires:
1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No 3 on the Plan of Treemont, as of record in Plat Book 6250, pages 895 thru 897, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

BEING the same property conveyed to Brian Gesell and Megan Gesell, husband and wife, by deed of record as Instrument Number 20250929-0077251, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
Declaration of Covenants, Conditions, By-Laws and Restrictions for Treemont, of record in Book 6833, page 594, Book 6833, page 601, Book 8259, page 498, Register's Office for Davidson County, Tennessee.
By-Laws of Treemont, of record in Book 6833, page 620, Register's Office for Davidson County, Tennessee.
All matters appearing on the Plan of Treemont of record in Plat Book 6250, pages 895 thru 897, Register's Office for Davidson County, Tennessee.
Easement of record in Book 1066, page 274, Register's Office for Davidson County, Tennessee.
Restrictive Covenant for Detached Structure of record in Instrument No. 20180426-0039211, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.