PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch # 1365077 DEEDQC
01/05/2026 11:25:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260105-0000276

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Kellum Family Trust 932 Battlefield Drive Nashville, TN 37204	New Owner	118-05-0-155.00

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **James Darby Kellum and Sara Campbell Kellum, husband and wife,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **The Kellum Family Trust, dated November 21, 2025**, hereinafter called the GRANTEE, all of their rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5, Block "A" as shown on the map entitled Battlefield Estates, Section 2, of record in Plat Book 843, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Included in the above but excluded therefrom is that portion thereof described in the Warranty Deed, of record in Book 4777, Page 222, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Darby Kellum and Sara Campbell Kellum, husband and wife from Natalie North N/K/A Natalie North Sheats, a married woman, and Phillip North and Dale North, husband and wife, as tenants in common with Right of Survivorship, by Warranty Deed, of record in Instrument No. 20190716-0069351, Register's Office for Davidson County, Tennessee.

This is improved property known as **932 Battlefield Drive, Nashville, TN 37204.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 30th day of December, 2025.

GRANTOR:

James Darby Kellum

Sara Campbell Kellum

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **James Darby Kellum and Sara Campbell Kellum,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 30th day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY