THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

John Phillip Shelley
Affiant

SUBSCRIBED AND SWORN to before me, this the 6th day of January, 2026.

Notary Public
My Commission Expires: 05/03/2027

Karen Johnson Davidson County
Batch# 1366369 DEEDQC
01/06/2026 04:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260106-0001195

K MATHENEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Millie's Living Trust **920A Elvira Avenue** **Nashville, TN 37216**	**Millie's Living Trust** **920A Elvira Avenue** **Nashville, TN 37216**	**072-06-1B-001.00-CO**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Steven A. Aldrich and John Phillip Shelley, a married couple** ("Grantors"), by these presents does hereby Quitclaim and convey unto the **Millie Living Trust dated January 6, 2026** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being unit 920A, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for Tovinhomes at 920 Elvira Avenue, A Horizontal Property Regime with Private Elements, of record in instrument No. 20160315-0024668, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Steven A. Aldrich and John Phillip Shelley, a married couple by Quitclaim deed of record in Instrument No. 20230714-0054168 Register's Office for Davidson County, Tennessee, dated July 13, 2023 and recorded on July 14, 2023.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **920 Elvira Avenue, Unit A, Nashville, TN 37216.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 6th day of January, 2026

GRANTORS:

Steven A. Aldrich, Grantor

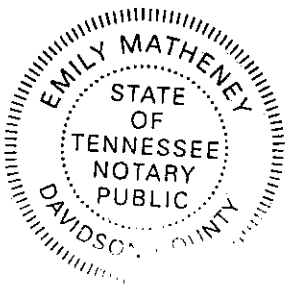
John Phillip Shelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of January, 2026, before me personally appeared Steven A. Aldrich and John Phillip Shelley, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 6th day of January, 2026.

Notary Public
My commission expires: 05/02/2027
(SEAL)



This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, [illegible], 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 January 6, 2026 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 6th day of January, 2026.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of January, 2026.

Notary Public
My commission expires: 05/02/2027

(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY