Name and Address of New Owner:
Omar Ellis
203 Neill Ave
Nashville TN 37203

Send Tax Bills To:
same

Karen Johnson Davidson County
Batch# 1375741 DEEDQC
02/04/2026 12:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260204-0007816

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 082-12-0-078

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Leautrice Moorer Trustee for The Langston Plaza Living Trust_,** "the Grantor," convey and quitclaim any interest they have unto , Omar Ellis "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 6 on the Plan of the Subdivision of the Home Block of the Neill S. Brown Addition to Nashville, as of record in Plan Book 2, page 100, Chancery Court at Nashville.

Said Lot No. 6 fronts 50 feet on the easterly side of Neill Avenue, (Between Smiley and Georgia Streets), and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Leautrice Moorer Trustee for The Langston Plaza Living Trust by deed recorded 08/29/2025 and of record as Instrument No 20250829-0069516, Register's Office for Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 30th day of January, 2026.

Omar Ellis (SEAL)
Omar Ellis

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Omar Ellis as Trustee for Trustee for The Langston Plaza Living Trust , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of January 2026.

Notary Public
My commission expires: 3/6/29

AFFIDAVIT OF VALUE

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 3/6/29

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File # 2025-8602-DL

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 30, 2026 (date of document)

Regina Sullo
Affiant Signature

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 30 day of January, 20 26

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

