Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Ellis Community Property Trust **4938 Tyne Valley Blvd** **Nashville, TN 37220**	**146 06 0 064.00**	**SAME**

This instrument prepared by: Carter Shelton Jon
2021 Richard Jones Road, Suite 240, Nashville, T

Karen Johnson
Batch # 1384851
02/24/2026 11:07:57 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260224-0014503

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, **Michael C. Ellis and wife, Sharon C. Ellis** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **The Ellis Community Property Trust dated February 19, 2026** (the "Grantee"), Grantee's successors and assigns, all of Grantors' 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 **4938 Tyne Valley Blvd., Nashville, TN 37220.**

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

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 19th day of February, 2026.

Notary Public
My Commission Expires: 06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 19th day of February, 2026.

Michael C. Ellis

Sharon C. Ellis

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 **Michael C. Ellis and Sharon C. Ellis**, 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 19th day of February, 2026.

Notary Public

My Commission Expires:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

LAND in Davidson County, Tennessee, being Lot No. 24 on the plan of Treemont, of record in Book 6250, page 895-897, Register's Office for said County.

SAID Lot No. 24 fronts 170.47 feet on the southerly margin of Tyne Valley Boulevard and extends back 241.85 feet on the easterly line and 285.52 feet on the westerly line to a dead line in the rear, measuring 166.73 feet thereon.

BEING the same property conveyed to Michael C. Ellis and wife, Sharon C. Ellis, by deed of record as Instrument Number 20130520-0050362, in the Register's Office for Davidson County, Tennessee.