Karen Johnson
Batch # 1389272
03/06/2026 09:47:09 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260306-0018044

PREPARED BY AND RETURN TO:
Ryan W. Barry
P.O. Box 400
Winchester, TN 37398

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Charles and Nancy Sells, Co-Trustees 1060 Sycamore Estates Nashville, TN 37211	Charles and Nancy Sells, Co-Trustees 1060 Sycamore Estates Nashville, TN 37211	172 – 09 – 0C – 014.00

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, Charles W. Sells and wife, Nancy S. Sells (collectively, the "Grantors"), do hereby sell, transfer, convey, and quitclaim unto Charles Walter Sells and Nancy Slatton Sells, Co-Trustees of the 2026 Sells Tenancy by the Entirety Revocable Trust U/A dated February 10, 2026 (which is a Joint Revocable Living Trust, hereinafter referred to as the "Grantee"), and its heirs and assigns, all of Grantors' right, title and interest in the certain tracts or parcels of real property in Davidson County, Tennessee described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference.

(SEE ATTACHED EXHIBIT "A")

The property being conveyed by this Deed was held by the Grantors as tenants by the entirety with the right of survivorship as at common law, and it is the Grantors' intention that the provisions of Tennessee Code Annotated Section 35-15-510 apply to the property being conveyed by this Deed and any proceeds from any subsequent sale thereof. Grantors and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and Ryan W. Barry disclaims responsibility for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 10th day of February, 2026.

GRANTORS:

CHARLES W. SELLS

NANCY S. SELLS

STATE OF TENNESSEE :

COUNTY OF FRANKLIN :

On this 10th day of February, 2026, before me, a Notary Public of the state and county aforesaid, personally appeared CHARLES W. SELLS and NANCY S. WELLS, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

WITNESS my hand and seal this 10th day of February, 2026.

RYAN W. BARRY STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Notary Public
My Commission Expires: March 21, 2028

STATE OF TENNESSEE :

COUNTY OF FRANKLIN :

I hereby swear and affirm that the actual consideration for this transfer is $0.00

2026 SELLS TENANCY BY THE ENTIRETY
REVOCABLE TRUST U/A DTD FEB 10, 2026

CHARLES WALTER SELLS, Co-Trustee/Affiant

Sworn and subscribed to before me
this 10th day of February, 2026.

RYAN W. BARRY STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Notary Public
My Commission Expires: March 21, 2028

EXHIBIT A

MAP & PARCEL: 172 – 09 – 0C – 014.00

REAL PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 14 on the Final Subdivision Plat Sycamore Estates of record in Plat of record in Instrument No. 20241119-0089665, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

SOURCE OF TITLE: Being the same property conveyed to Charles W. Sells and wife, Nancy S. Sells, by Warranty Deed of record in Instrument No. 20250925-0076344, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

This is improved property known as: 1060 Sycamore Estates, Nashville, TN 37211.

NO BOUNDARY SURVEY OF THE WITHIN TRACTS OR PARCELS WAS MADE AT THE TIME OF CONVEYANCE, AND THE DESCRIPTION OF THE WITHIN TRACTS OR PARCELS IS NOT DIFFERENT FROM PREVIOUS DEEDS.