Karen Johnson Davidson County
Batch# 1390465 DEEDQC
03/09/2026 01:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260309-0018643

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, March 9, 2026.

Notary Public

My Commission Expires:

HANNIAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Telfer Family Trust
4605 Elkins Avenue
Nashville, TN 37209

Send Tax Bills To:
Same

Map-Parcel Number:
091 16 0 083.00

QUITCLAIM DEED

Chandler Telfer ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Telfer Family Trust**, dated March 9, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Burchie Ellinger Telfer**, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **March 9, 2026.**

Chandler Telfer

Burchie Ellinger Telfer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Chandler Telfer and Burchie Ellinger Telfer**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, March 9, 2026.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

Being the Westerly 10 feet of Lot No. 504 and the Easterly 40 feet of Lot No. 506 on Block No. 23 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Parts of Lots Nos. 504 and 506 front together 50 feet on the Southerly side of Elkins, formerly Second Avenue, and run back between parallel lines 180 feet to an alley.

Being the same property conveyed to Chandler Telfer, an unmarried man, from Jane McKellar, an unmarried woman, by deed of record in Instrument No. 20230512-0035728, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 4605 Elkins Avenue, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 March 9, 2026.

Affiant Signature

3/9/26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
March 9, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028