Karen Johnson Davidson County
Batch# 1391496 DEEDQC
03/11/2026 11:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260311-0019392

THIS INSTRUMENT PREPARED BY: ANDREW J. BELLM, ESQ. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 10th day of March, 2026. Notary Public My commission expires: 11-5-2029

LYNNE JARVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2029

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Edward Bedell James III and Anne Bachmann James, Co-Trustees 3822 Whitland Avenue Nashville, TN 37205	Same	103-16-0-099.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **E. BEDELL JAMES, III and ANNE B. JAMES, husband and wife** ("Grantors"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise, quitclaim and give unto **EDWARD**

BEDELL JAMES III and ANNE BACHMANN JAMES, CO-TRUSTEES OF THE JAMES FAMILY TRUST, DATED MARCH 10, 2026, all right, title and interest of the Grantors in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being the westerly 55 feet of the easterly 65 feet of Lot No. 11 in Block "D" on the Plan of Whitland Realty Company, as of record in Book 332, page 141, Register's Office for said County.
>
> Said part of Lot No. 11 fronts 55 feet on the north side of Whitland Avenue and extends back northerly between parallel lines, 200 feet more or less to a dead line.
>
> Being the same property conveyed to E. Bedell James, III and Anne B. James, husband and wife, by quitclaim deed from Anne L. Bachmann and E. Bedell James, III, both unmarried, as joint tenants with full rights of survivorship, of record at Instrument No. 20050302-0023024, Register's Office for Davidson County, Tennessee.
>
> The description is the same as that used in the last deed prior to this transaction.

This is unimproved property commonly known as 3822 Whitland Avenue, Nashville, Tennessee 37205.

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

{Signature Page to Follow}

WITNESS my hand this 10th day of March, 2026.

E. Bedell James, III

Anne B. James

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **E. BEDELL JAMES, III,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 10th day of March, 2026.

Notary Public

My Commission Expires: 11-5-2029

LYNNE JERVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNE B. JAMES,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 10th day of March, 2026.

Notary Public

My Commission Expires: 11-5-2029

LYNNE JERVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2029

True Copy Certification

I, Michael R. Griffin, 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 March 10, 2026.

Affiant Signature

Date: March 11, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11th day of March, 2026.

Notary's Signature

My Commission Expires: 11-5-2029

Notary's Seal

