Karen Johnson Davidson County
Batch# 1415339 DEEDQC
05/04/2026 12:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260504-0039614

QUITCLAIM DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me
This 4th day of May, 2026.

Notary Public

My Commission Expires: 3/5/30

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Address New Owner is:	Tax Bill To:	Map / Parcel
Theresa M. Sells 6402 Johnson Chapel Road West Brentwood, TN 37027	New Owners	131-03-0-130-00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Belle Meade Title and Escrow Corporation, a Tennessee Corporation, as Trustee** (hereinafter referred to as "Grantor") with full power to mortgage, convey, encumber, without joinder of any beneficiary, does hereby quitclaim and convey unto, **Theresa M. Sells, a single woman** (hereinafter referred to as the "Grantee"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Green Hills Subdivision No. 2 of record in Plat Book 547, Page 139, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Belle Meade Title and Escrow Corporation, a Tennessee Corporation, as Trustee, from Marc Sullivan and Kim Sullivan, husband and wife, by Deed of record in Instrument No. 20251029-0085999 in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as: 4108 Eden Avenue, Nashville, TN 37215.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. This deed is being executed to terminate a proposed reverse 1031 tax deferred exchange and the Grantee is and has been the legal equitable owner of this property since its purchase.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 4th day of May, 2026.

Grantor: Belle Meade Title and Escrow Corporation, as Trustee

By: Robert J. Notestine, Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Robert J. Notestine, President of Belle Meade Title and Escrow Corporation,Trustee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **President of Belle Meade Title and Escrow Corporation**, Trustee, and as such **President** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Belle Meade Title and Escrow Corporation, Trustee** the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing Robert J. Notestine **Belle Meade Title and Escrow Corporation, as its Trustee.**

WITNESS my hand and official seal at Nashville, Tennessee, this 4th **day of** May **, 2026.**

Notary Public

My Commission Expires: 3/5/2030

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Certificate of Authenticity

I, Robert J. Notestine, III, 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 May 4th 2026.

AFFIANT SIGNATURE

May 4th 2026
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 4th day of May, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 3/5/30

Notary's Seal:

