Karen Johnson Davidson County
Batch# 1416779 DEEDQC
05/06/2026 01:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260506-0040847

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Toni P. Ellis
AFFIANT

Subscribed and sworn to before me on this day, May 6, 2026.

Notary Public

My Commission Expires:

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

New Owner Address:
Ellis Family Trust
5350 Hillsboro Pike
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
104-04-0B-005.00

QUITCLAIM DEED

John S. Ellis and wife, Toni P. Ellis (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Ellis Family Trust**, dated May 6, 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.

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, **May 6, 2026**.

John S. Ellis

Toni P. Ellis

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **John S. Ellis and Toni P. Ellis**, 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, May 6, 2026.

Notary Public

My Commission Expires: _____

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

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5 on the plan of Revised, Scarrit Place South Condominiums, of record in Book 5200, page 287, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to John S. Ellis and wife, Toni P. Ellis, from Yearwood, Johnson and Hooper, a Tennessee partnership composed of Yearwood and Johnson, Architects, Incorporated, and Paul I, Hooper, an individual, by deed of record in Book 5843, Page 391, 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 1024-C 18th Ave S., Nashville, TN 37212.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, 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 May 6, 2026.

Affiant Signature

5-6-26
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 6, 2026.

Notary Public

My Commission Expires: _____

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