Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Merrill Family Community Property Trust dated May 5, 2026 6304 Chickering Circle Nashville, TN 37215	**157 00 0 048.00**	**Same**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Benjamin E. Merrill and wife, Karen J. Merrill** (the "Grantors") hereby convey, transfer, assign, and quitclaim to **The Merrill Family Community Property Trust dated May 5, 2026** (the "Grantee"), Grantee's successors and assigns, all of the right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **6304 Chickering Circle, Nashville, TN 37215.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones,

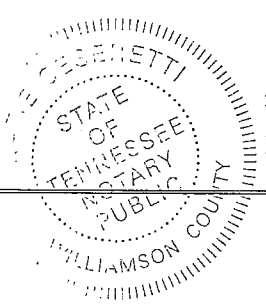
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 5th day of May, 2026.

Notary Public
My Commission Expires: 06/20/2027



Karen Johnson
Batch # 1417851
05/08/2026 09:15:30 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs



20260508-0041478

PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 5th day of May, 2026.

Benjamin E. Merrill

Karen J. Merrill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benjamin E. Merrill and Karen J. Merrill**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 5th day of May, 2026.

Notary Public

My Commission Expires:
1/7/2030

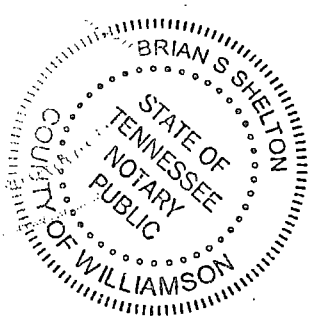


EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Iroquois Meadows, as of record in Plat Book 5050, page 86, amended in Book 6037, page 798, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

BEING the same property conveyed to Benjamin E. Merrill and wife, Karen J. Merrill, by deed of record as Instrument Number 20051221-0153180, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the Plan of record as Book 5050, Page 86, amended in Book 6037, Page 798. Register's Office for Davidson County, Tennessee.