Karen Johnson
Batch # 1417951
05/08/2026 11:29:10 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260508-0041603

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-07-2029

STATE OF TENNESS

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 1st day of May, 2026.

Notary public

My commission Expires: 10/07/2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Elizabeth J. Ellis Living Trust 212 Bonnafield Dr. Hermitage, TN 37076	Elizabeth J. Ellis Living Trust 212 Bonnafield Dr. Hermitage, TN 37076	4D 34602 Map 75-9 Parcel 16

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Elizabeth Janelle Ellis, does hereby quitclaim, transfer and convey unto Elizabeth J. Ellis, as Trustee of the Elizabeth J. Ellis Living Trust dated March 6, 2026, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described to-wit:

BEING Lot No. 590 on the Pan of Hermitage Hills, Section Six, of record in Plan Book 3300, page 10, Register's Office, Davidson County, Tennessee.

SAID Lot No. 590 fronts 78 feet on the westerly margin of Bonnafield Drive and extends back 119.67 feet on the northerly line and 225.3 feet on the southerly line to a dead line in the rear, measuring 123.28 feet thereon.

Being the same property conveyed to Elizabeth Janelle Ellis, from Frank R. Dial et ux Melanie Ann Dial, by Warranty Deed, dated December 17, 1976 and recorded on December 28, 1976, in Book 5100, Pages 728-729, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 212 Bonnafield Drive, Hermitage, Tennessee 37076.

Witness my hand this 6 day of March 2026.

Elizabeth Janelle Ellis

Elizabeth Janelle Ellis

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

Personally appeared before me, Sheila D. Ewing Agnew, Notary Public, Elizabeth Janelle Ellis, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day Mar. 6, 2026.

[Seal]

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sheila D. Ewing Agnew

Sheila D. Ewing Agnew, Notary Public
My commission expires: 3.21.2029