THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Caleb Wayne Janelle, Trustee
Dallas Nicole Janelle, Trustee
328 Cedarcreek Dr.
Nashville, TN 37211

Send Tax Bill to:
Owner

Map-Parcel Numbers:
173-01-0-233.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this the 9th day of December, 2025.

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
12/09/2028

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Caleb Wayne Janelle and Dallas Nicole Janelle, Husband and Wife** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Caleb Wayne Janelle and Dallas Nicole Janelle, Trustees of the Caleb Wayne Janelle and Dallas Nicole Janelle Living Trust dated December 9, 2025, and any amendments thereto.** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 328 Cedarcreek Dr., Nashville, TN 37211.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th day of December, 2025.

Caleb Wayne Janelle

Dallas Nicole Janelle

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Karen Johnson
Batch # 1426632
05/29/2026 10:04:54 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260529-0048721

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Caleb Wayne Janelle and Dallas Nicole Janelle**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of December, 2025.

My commission expires: 12/09/2028 Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot 38, as shown on the map entitled Monte Carlo, Section 5, of record in Plat Book 6250, page 383, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Caleb Janelle, unmarried man, by deed dated 08/25/2017, from Mark Wayne Bell and Heather Michelle Bell, Trustees of the Heather Bell Family Trust Dated May 18, 2007, of record in Instrument No. 20170828-0088036, said Register's Office.

Being the same property conveyed to Caleb Wayne Janelle and Dallas Nicole Janelle, Husband and Wife by Quitclaim Deed from Caleb Janelle of record in Instrument No. 20260529-0048720 ; dated December 9, 2025; said Register's Office.

CWJ DNJ