Karen Johnson Davidson County
Batch# 1427357 DEEDQC
06/02/2026 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260602-0049678

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Elizabeth M. Wells
8377 Clinton St., Apt 1
West Hollywood, CA 90048

Send Tax Bills To:
New Owner

Map and Parcel No.
117-3B-154

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Richard F. Wells, Trustee, Julian B. Wells Revocable Living Trust Agreement dated April 27, 2018** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Elizabeth M. Wells** ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. J-12, of The Villager Condominiums, of record in Book 5200, Page 154, as revised in Book 5200, Page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to **Julian B. Wells, Trustee, Julian B. Wells Revocable Living Trust Agreement dated April 27, 2018**, by Quitclaim Deed dated April 27, 2018, from **Julian B. Wells, Jr.** individually, recorded in Instrument No. 20180510-0044763 Register's Office of Davidson County, Tennessee. **Julian B. Wells** died on April 23, 2026. At that time, the Trust appointed **Richard F. Wells** as Successor Trustee of the Trust.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 5200, Page 154, as revised in Book 5200, Page 201, Register's Office for Davidson County, Tennessee.

2. Master Deed and By-Laws establishing a Horizontal Property Regime of The Villager Condominiums, of record in Book 5434, Page 665, as corrected at Book 5487, Page 967, Register's Office for Davidson County, Tennessee.

3. Easement for right-of-way granted to State of Tennessee, of record in Book 4808, Page 424, Register's Office for said County.

4. Right of others in and to the common elements.

This is improved property known as: **2601 Hillsboro Pike, #J-12, Nashville, TN 37212.**
(Description from prior deed of record).

***Julian B. Wells, Trustee,** and **Julian B. Wells, Jr.** are one and the same.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 1st day of June 2026.

Richard F. Wells Trustee,
Julian B. Wells Revocable Living Trust Agreement dated April 27, 2018

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 **Richard F. Wells**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of June 2026.

Diana D. Heffelfinger
Notary Public

My Commission Expires:
11-5-29

DIANA D. HEFFELFINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 5, 2029

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 1 day of June 2026.

Diana D. Heffelfinger
Notary Public

My Commission Expires:
11-5-29

DIANA D. HEFFELFINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 5, 2029

CERTIFICATE OF AUTHENTICITY

I, **Alexander S. Fasching,** 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 on June 1, 2026, and authenticated according to law on June 1, 2026.

Affiant Signature

Dated: 6-1-26

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 1 day of June 2026

Notary's Signature

My Commission Expires: 11-5-29

Notary's Seal:

