Karen Johnson Davidson County
Batch# 1427358 DEEDQC
06/02/2026 02:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260602-0049679

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.
Map 117-11B, Parcel 38

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** ("Grantees"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Unit No. C-6, Parcel No. 38, in a horizontal property regime which is located on the plat of Villager East Condominium, of record in Book 5200, Page 178, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act, as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water and electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Villager Condominiums of record in Book 5457, Page 298, Register's Office for Davidson County, Tennessee, and is subject to the By-Laws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5457, Page 338, said Register's Office, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which is here made.

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 Wells** individually, recorded in Instrument No. 20180510-0044762 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 us subject to any and all existing easements of record and to all matters shown on the plan of record in Book 5200, Page 178, said Register's Office.

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

This is improved property known as: **3600 Hillsboro Pike, #C-6, Nashville, TN 37215.**

(Description from prior deed of record).

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

Richard F. Wells

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:
11-5-2029

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:
11-5-2029

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:

