Karen Johnson Davidson County
Batch # 1429204 DEEDQC
06/08/2026 08:38:35 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260608-0051144

TRUSTEE'S QUITCLAIM DEED

This instrument prepared by:

Jacob Fordham, #026897
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PO Box 335
Goodlettsville, Tennessee 37070

ADDRESS NEW OWNER:
THE VIRGINIA SILVA AND JEFFERY DELL LIVING TRUST dated the 22nd , April of 2026.
Jeffery Scott Dell and Virginia Martins Silva, Trustees
4136 Stone Hall Boulevard,
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Same

MAP/PARCEL:
085 04 0A 019.00 CO

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Virginia Martins Silva a married individual, as joint trustee, in connection with the administration of her revocable living trust, pursuant Tenn. Code Ann. § 35-15-114, now conveys, releases and forever quitclaim from herself, as an individual, to herself and her husband, JEFFERY DELL, as trustees of THE VIRGINIA SILVA AND JEFFERY DELL LIVING TRUST dated the 22nd of April, 2026 all her right, title and interest in and to a certain tract of land in Davidson County as described as follows:

Being Lot No. 19 on the plan of The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase I , Section Ia, a planned unit development, of record in Instrument No. 20091005-0092019, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Phillips Builders, LLC, a Tennessee limited liability company by deed from E. Phillips Development, LLC, dated April 19, 2012, recorded in Instrument No. 20120427-0036231, Register's Office, Davidson County, Tennessee.

Second Amended and Restated Declaration of Restrictive Covenants for The Reserve at Stone Hall of record in Instrument No. 20120202-0009628, and Supplementary Declaration of record in Instrument No. 20120207-0011118, said Register's Office.

Being the same property conveyed to Virginia Martins Silva, an unmarried woman, by Warranty Deed from Phillips Builders, LLC, a Tennessee limited liability company, of record as Instrument # 20120427-0036232, Register's Office for Davidson County, Tennessee, dated April 19th, 2012 and recorded on April 27th, 2012.

The property is commonly known as 4136 Stone Hall Boulevard, Hermitage, Tennessee 37076.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust. The trust is an "affiliated entity" and not a separate entity.

Pursuant to Tenn. Code. Ann. § 35-15-510, the husband-and-wife grantors stipulate that this property is being conveyed to the trust and/or trustee(s) as tenants by the entirety. Therefore, it is their intent that this property have the same immunity from the claims of their separate creditors as would exist if the husband and wife held the property or its proceeds as tenants by the entirety.

Pursuant to Tenn. Code. Ann. § 67-4-409, this is a non-taxable transfer.

I, the above listed grantor conveys my interest in the real property to THE VIRGINIA SILVA AND JEFFERY DELL LIVING TRUST dated 22nd , April, 2026.

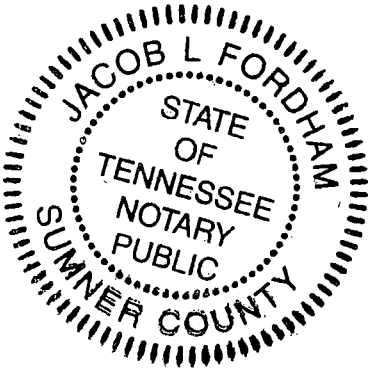
Signed this 20th of May, 2026.

Virginia Martins Silva

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Virginia Martins Silva with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 20th of May, 2026.



Notary Public
My Commission Expires:

JAN 30 2029

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I, the above listed co-trustee conveys my interest, if any, in the real property to THE VIRGINIA SILVA AND JEFFERY DELL LIVING TRUST dated 22nd , April, 2026.

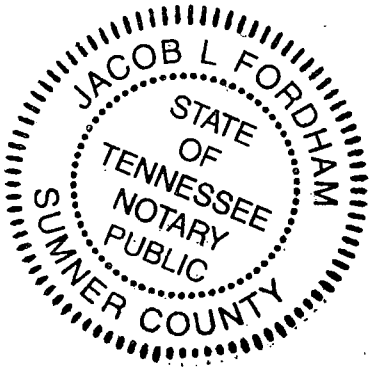
Signed this 20th of May, 2026.

Jeffery Scott Dell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Jeffery Scott Dell with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 20th of May, 2026.



Notary Public
My Commission Expires:

JAN 30 2029

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

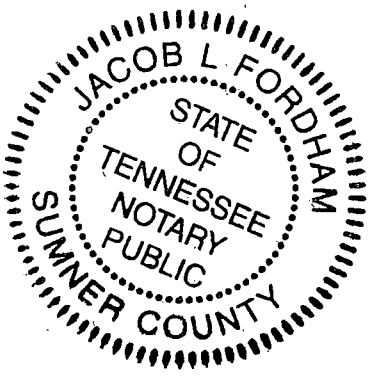
Signed this 20th of May, 2026.

Virginia Martins Silva

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Virginia Martins Silva with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 20th of May, 2026.



Notary Public
My Commission Expires:

JAN 30 2029

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.