Karen Johnson Davidson County
Batch# 1435142 DEEDQC
06/17/2026 11:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260617-0054960

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
James Robert James, Co-Trustee
Helen Hutcheson James, Co-Trustee
Maple Tree Trust
5628 Clovermeade Drive
Brentwood, TN 37027

Send Tax Bills To:
Scott Todd Price
1032 Tyne Blvd.
Nashville, TN 37220

Map/Parcel Number:
090 08 0 115.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Helen H. James (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest, being an undivided thirty-four and 722/000 percent (34.722%) interest, in and to the following described property to James Robert James and Helen Hutcheson James, and their successors in trust, as Co-Trustees of the Maple Tree Trust dated June 16, 2026, a Tennessee community property trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Being Lot #2 on the resubdivision of the northern portion of Lots 71, 72, 73, and 74, West Nashville Annex, as of record in Book 4175, page 78, Davidson County Register's Office.

Said Lot #2 is more particularly described as follows: Beginning at a concrete monument in the southerly margin of Robertson Road 150 feet west of its intersection with Spencer Avenue; thence 61 deg. 00' E 125.22 feet to a concrete monument at the beginning of a curve: thence around said curve with a radius of 25.00 feet, 39.05 feet to a concrete monument in the westerly margin of Spencer Avenue; thence along the westerly line of said avenue S 28 deg. 30' W 175.22 feet to a concrete monument; thence N 61 deg. 00' W 150 feet to a concrete monument; thence N 28 deg. 30' E 200 feet to the point of beginning.

Being the same property a thirty-four and seven hundred twenty-two thousandths percent (34.722%) interest in which was conveyed to Helen H. James by Quitclaim Deed dated December 21, 2010, from Eller & Olsen Stone Company Incorporated, a Tennessee corporation, by and through its President, J.C. Siegrist, Jr., of record at Instrument No. 20101222-0101694, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 6513 Robertson Avenue, Nashville, Tennessee 37209.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Maple Tree Trust dated June 16, 2026, a Tennessee Community Property Trust, as community property.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 16th day of June, 2026.

Helen H. James, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Helen H. James, Grantor, the within named bargainor, 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 and seal at office in Nashville, Tennessee, this 16 day of June, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Helen Hutcheson James, Affiant

Subscribed and sworn to before me this 16 day of June, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law on June 16, 2026.

Carla L Lovell
Carla Lovell

6-16-2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16 day of June, 2026.

Erica L Martin
Notary Public

My Commission Expires: May 8, 2029

