Karen Johnson Davidson County
Batch# 1435966 DEEDQC
06/18/2026 03:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260618-0055607

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

QUITCLAIM DEED

Address New Owners:
William Alfred Shell, Jr., Co-Trustee
Catherine Clark Tosh Shell, Co-Trustee
Shell Revocable Trust
2029 Fransworth Drive
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
116 02 0B 016.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Catherine T. Shell (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to William Alfred Shell, Jr. and Catherine Clark Tosh Shell, Co-Trustees, and their successors in trust, of the Shell Revocable Trust dated June 18, 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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Final Plat of Hill Place of record in Plat Book 7900, Page 913 and Pages 923 through 932, inclusive (at Page 924), and Surveyor's Certificate of Correction of record in Book 10058, page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Catherine T. Shell by Warranty Deed from Debra Bordelon Bonau and Roger A. Bonau, a wife and husband, dated October 28, 2016, of record at Instrument No. 20161031-0114953 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 2029 Fransworth Drive, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property, including Easement to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, said Register's Office.

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 Shell Revocable Trust dated June 18, 2026, a Tennessee Community Property Trust, as community property, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 18th day of June, 2026.

Catherine T. Shell, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Catherine T. Shell, 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 18th day of June, 2026.

Notary Public

My Commission Expires: 10/4/27

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 4, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Catherine T. Shell, Affiant

Subscribed and sworn to before me this 18th day of June, 2026.

Notary Public

My Commission Expires: 10/4/27

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 4, 2027

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, 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 18, 2026.

William L. Harbison

06/18/26
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of June, 2026.

Notary Public

My Commission Expires: 10/4/27

