Instrument Prepared by and Mail to:
Keith E. McKissock, Esquire
2020 Delaware Drive
Nolensville, TN 37135

Karen Johnson
Batch # 1436463
06/22/2026 10:45:26 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260622-0055861

ADDRESS NEW OWNER:
Jay Christopher Bullie and Christina Marie Bullie, Trustees
1309 Monetta Avenue
Nashville, TN 37216

SEND TAX BILL TO:
Owner

Map - Parcel Numbers
072-10-2E-002.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Christina M. Bullie and Jay Christopher Bullie, wife and husband, (herein "Grantors") do hereby quitclaim, convey, remise and release unto:

Jay Christopher Bullie and Christina Marie Bullie, Trustees under the Bullie Revocable Trust dated June 13, 2026 (herein "Grantee"), its successors and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. 1307B of 1307 Monetta Avenue Townhomes, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing 1307 Monetta Avenue Townhomes of record in Instrument Number 20170310-0023863, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Declaration.

Being the same property conveyed to Christina M. Bullie and Jay Christopher Bullie, wife and husband, by Warranty deed from SMB Investments, LLC, of record in Instrument No. 20180504-0042777 Register's Office for Davidson County, Tennessee, dated May 3, October 2018 and recorded on May 4, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations.

This property is improved property known as 1309 Monetta Avenue, Nashville, TN 37216.

The Grantors and Grantees are one and the same persons.

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

The terms and provisions of the Tenancy by the Entirety Trust Code as applicable and as found at T.C.A. 35-15-510 shall apply to this property and or its proceeds.

IN WITNESS WHEREOF, I have hereunto set my signature this 13th day of June, 2026.

Christina M. Bullie
Christina M. Bullie

Jay Christopher Bullie
Jay Christopher Bullie

State of Tennessee)
County of Williamson)

On this the 13th day of June, 2026, before me, a Notary Public, personally appeared Christina M. Bullie and Jay Christopher Bullie, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires:
02/14/2029

KEITH E. MCKISSOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee)
County of Williamson)

The actual value or consideration, whichever is greater, ~~for~~ this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 13th day of June, 2026.

Notary Public

My commission expires:
02/19/2029

KEITH E. McKISSOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON