Karen Johnson Davidson County
Batch # 1438354 DEEDQC
06/26/2026 08:16:36 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260626-0057710

TRUSTEE'S QUITCLAIM DEED

This instrument prepared by:

Jacob Fordham, #026897
(615) 388-3448
jlfordhamlaw@gmail.com

Zale Dowlen, #026816
(615) 497-0763
zale@dowlenlaw.com

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:
095-03-0A-022.00

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Jeffery Scott Dell and Virginia Martins Silva as husband and wife and joint trustees, in connection with the administration of their revocable living trust, pursuant Tenn. Code Ann. § 35-15-114, now convey, release and forever quitclaim from themselves, as married individuals, to themselves as trustees of THE VIRGINIA SILVA AND JEFFERY DELL LIVING TRUST dated the 22nd of April, 2026 all their right, title and interest in and to a certain tract of land in Davidson County as described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee and being all of Unit No. 22 of Magnolia Square Condominiums, a Condominium, created under Title 66, Section 27-201, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6685, Page 253, assigned in Book 8145, Page 401 and Book 10320, Page 582, and amended in Instrument No. 20130227-0019654, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to sa.id Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Magnolia Square Condominiums, as shown on Exhibit B to the Master Deed, of record in Book 6685, Page 253, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Ruben W. Smith Trust (aka the Residuary Trust Under the Last Will and Testament of Ruben William Smith) by Quitclaim Deed from 1994-N2 Tennessee Associates L.P., a Delaware limited partnership, dated 2/5/1999 and filed for record in Book 11362. Page 830, in the Register's Office for Davidson County, Tennessee. The said Ruben W. Smith was pre-deceased by his wife, Juanita Robinson Smith. who died on October 23, 1996. The said Ruben W. Smith, aka Reuben William Smith, died on April 26, 1997 and property was devised to the Trustee of the Residuary Trust under the Last Will and Testament of Ruben William Smith also known as the Ruben W. Smith Trust. George A. Smith, II was appointed as Successor Trustee of said Trust pursuant to the Petition and Order 'Reopening Estate for the Purpose of Appointing a Successor Trustee under the Last Will and Testament of Reuben (Ruben) William Smith filed of record as Case No. P1454, in the Chancery Court of Tipton County, Tennessee.

Being part of the same property conveyed to 1994-N2 Tennessee Associates L.P., a Delaware limited partnership by Special Warranty Deed from Richard N, Dooley, dated 12/12/1996 and filed for record in Book 10289, Page 88, in the Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all matters shown on Boundary Plat of record in Plat Book 5200, Page 702, Register's Office of Davidson County, Tennessee.
Subject to all matters contained in Master Deed recorded in Book 6685, page 253, assigned in Book 8145, page 401 and Book 10320, page 582, and amended in Instrument No. 20130227-0019654, Register's Office of Davidson County, Tennessee.
Subject to HOA Charter recorded in Book 6684, Page 626, Register's Office of Davidson County, Tennessee,
Subject to Rules and Regulations recorded in Instrument No. 20060725-0089316, Registers Office of Davidson County, Tennessee.
Subject to Sanitary Sewer Easement in Book 4925, page 59, Register's Office of Davidson County, Tennessee.
Subject to Stormwater Detention Agreement in Book 6139, page 51 8, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Virginia Silva (aka Virginia Martins Silva) and Jeffery Dell (aka Jeffery Scott Dell) husband and wife, by Warranty Deed from George A. Smith, II, Successor Trustee of the Residuary Trust Under the Last Will and Testament of Ruben William Smith, also known as the Ruben W. Smith Trust, of record in Instrument No. 20250623-0048698, Register's Office for Davidson County, Tennessee, dated June 18th, 2025 and recorded on June 23rd, 2025.

The property is commonly known as 2258 Lebanon Pike #22, Nashville, Tennessee 37214.

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 which was held as tenants by the entirety is being conveyed to the trust and/or trustee(s) as tenants by the entirety. Therefore, this property shall have the same immunity from the claims of their separate creditors as would exist if the husband and wife had continued to hold 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.

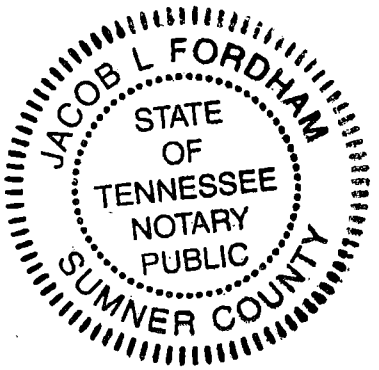
Signed this 20th of May, 2026.

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 the 20th of May, 2026.



Notary Public
My Commission Expires:

JAN 30 2029

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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.

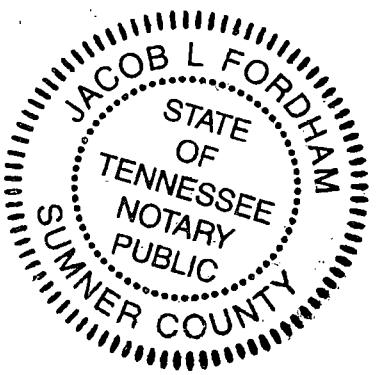
Signed this 20th of May, 2026.

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 the 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.

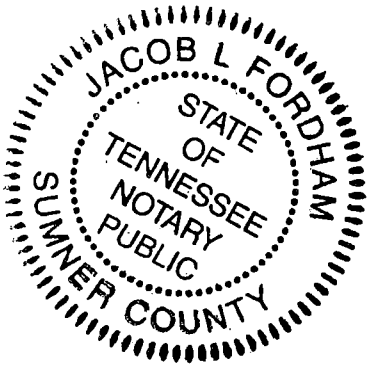
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Jeffery Scott Dell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Witness my hand and seal, this the 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.