THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 Denise Aysel Yardley DENISE AYSEL YARDLEY, AFFIANT Subscribed and sworn to before me, this 26 day of June 2026. maria guillen NOTARY PUBLIC My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
DENISE A. YARDLEY, TRUSTEE 109 Bellevue Drive South Nashville, Tennessee 37205	New Owner	Map and Parcel No.: 116-14-0-023.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Denise Aysel Yardley**, ("Grantor") do hereby quitclaim, transfer and convey unto **Denise A. Yardley, Trustee of the Denise A. Yardley Revocable Trust, dated May 19, 2023**, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 109 Bellevue Drive South, Nashville, Tennessee 37205, and more particularly described as follows:

Being the Westerly part of Lot No. 24 on the map of the Bransford Realty Company and Johnson Bransford's Subdivision of Part of a 40-acre tract and all of Lot No. 27 and part of Lot No. 28 in Deer Park Subdivision, Belle Meade, the plan of which subdivision is of record in Book 421 Page 67, Register's office for said county.

Karen Johnson Davidson County
Batch # 1441810 DEEDQC
07/02/2026 12:55:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260702-0059899

Said part of Lot No. 24 fronts 100 feet on the Southerly side of Bellevue Drive, South, and extends back 264.5 feet on its Westerly line and 240 feet more or less, on its Easterly line, to a dead line, and measures 109 feet on the rear line.

Being the same property conveyed to Denise Aysel Yardley from James Timothy Sowell by Quitclaim Deed recorded in the Register's Office of said county and state as Instrument No. 20220223-0020491.

Denise A. Yardley is one and the same as Denise Aysel Yardley.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 26 day of June 2026.

Denise Aysel Yardley

Denise Aysel Yardley, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Denise Aysel Yardley** the Grantor, 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 official seal at office, this 26 day of June 2026.

Maria Guillen

Notary Public

My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
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