Karen Johnson Davidson County
Batch # 1450293 DEEDQC
07/21/2026 04:03:59 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260721-0066108

Map-Parcel Numbers
131 03 0C 199.00

QUITCLAIM DEED

FROM: MICHAEL K. ELLIS

TO: AMY T. ELLIS

THIS INSTRUMENT PREPARED BY:

CHEATHAM & PALERMO
43 Music Square West
Nashville, TN 37203

ADDRESS NEW OWNER AS FOLLOWS:

Amy T. Ellis
6129 Hillsboro Pike
Nashville, TN 37215

SEND TAX BILLS TO:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered by Third Circuit Court for Davidson County, Tennessee.

AMY T. ELLIS

Sworn to and subscribed before me this 20th day of July, 2026.

ROWAN SCOTT TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Comm. Expires: 1/22/2029

FOR AND IN CONSIDERATION of the sum of -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, Docket Number 25D-577, MICHAEL K. ELLIS has bargained and sold and by

these presents does transfer and quitclaim to AMY T. ELLIS, her heirs, successors and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Building Site No. 199, as shown on the map entitled ARDEN PLACE SECTION SEVEN, of record in Plat Book 4955, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael K. Ellis and wife, Amy T. Ellis, by deed from James Brent Duke and Sarah Alycia Wilhite a/k/a Sarah Wilhite Duke, a one-half (1/2) undivided ownership interest as tenants by the entireties, of record at Instrument No. 20241230-0100939, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SEVEN, ARDEN PLACE, as recorded in Plat Book 4955, Page(s) 90.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4754, Page 455, as Supplementary recorded in Book 4819, Page 564, Book 4916, Page 277, Book 5019, Page 942, Book 5091, Page 66, Book 5129, Page 120, Book 5163, Page 384, Book 5231, Page 375, Book 5351, Page 592, Book 5514, Page 636 and amendment recorded in Instrument No. 20070816-0098235, Instrument No. 20140801-0069316, Instrument No. 20171017-0106296 and Instrument No. 20211229-0171164.

Charter for Arden Place Home Owners Association, Inc. recorded as Book 4749, Page 634. Common Open Space Deed recorded as Book 5163, Page 388.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

This is improved property known as 4400 Belmont Park Terrace #199, Nashville, TN 37215.

WITNESS my hand this 17 day of July, 2026.

MICHAEL K. ELLIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, the within named Michael K. Ellis, bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand this 17th day of July, 2026.

NOTARY PUBLIC

My Comm. Expires:

ANNE HAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.