Karen Johnson Davidson County
Batch# 1450421 DEEDQC
07/22/2026 09:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260722-0066300

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Patrick Hiller and Michelle Bentley Hiller, Co-Trustees 939 Oak Valley Lane Nashville, TN 37220	James Patrick Hiller and Michelle Bentley Hiller, Co-Trustees 939 Oak Valley Lane Nashville, TN 37220	132 13 0 040.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JAMES HILLER and MICHELLE B. HILLER (the "Grantor"), hereby quitclaim and convey to the JAMES PATRICK HILLER and MICHELLE BENTLEY HILLER, CO-TRUSTEES OF THE JMH COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other, all of our interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Oak Hill Valley of record in Plat Book 1835, pages 15 and 16, 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 by deed of record as Instrument #20140326-0024684, Register's Office for Davidson County, Tennessee.

Being property known as 939 Oak Valley Drive, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 21 day of July, 2026.

JAMES HILLER

MICHELLE B. HILLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, James Hiller and Michelle B. Hiller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 21 day of July, 2026.

NICHOLAS D. GAFFNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 1/24/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 21 day of July, 2026.

NICHOLAS D. GAFFNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 1/24/2028

51360666.1

Tennessee Certification of Electronic Document

I, Adam Harrer, do 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 Jul 21, 2026 (date of document).

Affiant Signature

07/21/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of July, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

