Karen Johnson Davidson County
Batch# 1452744 DEEDQC
07/30/2026 12:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260730-0070276

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Affiant Subscribed and sworn to before me, this 28th day of July, 2026. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Address of New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Martha Goode Elliott and Joanna Keltner Holland, Trustees 171 Charleston Park Nashville, Tennessee 37205	SAME	116 08 0G 171.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Martha Goode Elliott**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the

subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Martha Goode Elliott and Joanna Keltner Holland, Trustees of the Martha Goode Elliott Living Trust, established by the Revocable Trust Agreement of Martha Goode Elliott dated July 28, 2026**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 28th day of July, 2026.

Martha Goode Elliott

Martha Goode Elliott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Goode Elliott, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 28th day of July, 2026.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

_____
Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

A certain building site BEING Lot No. 171 on the Plan of Sugartree, Phase 111, of record in Book 5050, pages 67-71, as amended in Book 5191, page 412, Book 5222, page 468; Book 5238, page 93, and Book 5539, page 749, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions refereed to hereinbelow.

Being the same property conveyed to Maxwell Lang Elliott and wife, Martha Good Elliott, by deed from Leo J. Bolster and wife, Irma J. Bolster, of record in Book 9523, page 847, Register's Office for Davidson County, Tennessee.

Maxwell Lane Elliott died on January 10, 2011. An Affidavit of Survivorship is of record as instrument number 20190909-0090946.

This conveyance is subject to the following: All matters appearing on the plan of record in Book 5050, pages 67-71, as amended in Bok 5191, page 412, Book 5222, page 468, Book 5238, page 93 and Book 5539, page 749, Declaration of Covenants, Conditions and Restrictions of record in Book 4857 page 157, as supplemented and amended by instruments of record in Book 4874, page 463, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401 and Book 4911, Page 356; all of record in the Register's office for Davidson County, Tennessee.

This is improved property known as 171 Charleston Park, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 July 28, 2026.

07/30/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of July, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

