This instrument prepared by:
Emily Guthrie
Tune, Entrekin & White, PC
500 11th Avenue North
Suite 600
Nashville, Tennessee 37203

Karen Johnson
Batch # 1453005
07/31/2026 02:13:40 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260731-0070836

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	**SEND TAX BILLS TO:**	**Map & Parcel No.**
Samuel R. Sells, III, and Vicki V. Sells, Co-Trustees of the Sells Family Revocable Trust 611 Green Park Nashville, TN 37215	New Owner	117-13-0B-066.00

FOR AND IN CONSIDERATION of 10 and 00/100 ($10.00) dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **SAMUEL R. SELLS, III,** and **VICKI V. SELLS**, husband and wife, (the "Grantors") hereby transfer, quitclaim, and convey unto **SAMUEL R. SELLS, III, AND VICKI V. SELLS, CO-TRUSTEES OF THE SELLS FAMILY REVOCABLE TRUST, dated** July 31, **2026**, (hereinafter called the "Grantee") all their right, title and interest in a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 611 ON THE PLAN OF ABBOTTSFORD, PHASE ONE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 6250, PAGES 419 THROUGH 421, INCLUSIVE, AND AMENDMENTS TO THE PLAT OF RECORD IN BOOK 6638, PAGE 376, AND IN BOOK 6771, PAGE 683, AND SURVEYORS CORRECTION OF RECORD IN BOOK 6800, PAGE 164, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO SAMUEL R. SELLS, III AND VICKI V. SELLS BY WARRANTY DEED FROM I. DYKE TATUM, TRUSTEE OF THE JANET W. TATUM TESTAMENTARY FAMILY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF JANET W. TATUM, DATED APRIL 10, 2025, OF RECORD AS INSTRUMENT NO. 20250414-0028051, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN INCLUDING THOSE AS RECORDED IN BOOK 6250, PAGES 419 THROUGH 421, BOOK 6638, PAGE 376, BOOK 6771, PAGE 683, AND BOOK 6800, PAGE 164, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: 611 Green Park, Nashville, TN 37215.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of July, 2026.

SAMUEL R. SELLS, III

STATE OF Tennessee)
COUNTY OF Davidson)

Before me personally appeared **SAMUEL R. SELLS, III**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and seal this 31st day of July, 2026.

CANDACE CROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 07-30-2027

Notary Public

My Commission Expires 07-30-2027

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of July, 2026.

VICKI V. SELLS

STATE OF Tennessee)
COUNTY OF Davidson)

Before me personally appeared **VICKI V. SELLS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and seal this 31st day of July, 2026.

CANDACE CROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-30-2027

Notary Public

My Commission Expires: 1-30-2027