Karen Johnson Davidson County
Batch # 1456028 DEEDQC
08/06/2026 08:06:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260806-0072282

Instrument Prepared by and Mail to:
Keith E. McKissock, Esquire
2020 Delaware Drive
Nolensville, TN 37135

ADDRESS NEW OWNER:
Donald R. Bills and Linda Beth Bills, Trustees
4312 Saunders Ave
Nashville, TN 37216

SEND TAX BILL TO:
Owner

Map and Parcel Numbers
061 07 0 307.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Donald R. Bills and wife, Linda Beth Bills, (herein "Grantors") do hereby quitclaim, convey, remise and release unto:

Donald R. Bills and Linda Beth Bills, Trustees under the Bills Revocable Trust dated August 1, 2026 (herein "Grantee"), its successors and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Gra-Mar Acres Subdivision of Reserved Tract, Section 1, as of record in Book 3500, page 134, Register's Office for said County.

SAID Lot No. 2 fronts 75 feet on the easterly side of Saunders Avenue, and extends back 202.5 feet on the northerly line and 205 feet on the southerly line to a dead line, measuring 112.08 feet thereon.

BEING the same real property conveyed to Donald R. Bills and wife, Linda Beth Bills, by deed from J. B. Elizer and wife, Margaret G. Elizer, dated June 10, 1965, filed June 17, 1965 and recorded in Book 3903, page 761, said Register's Office.

CONVEYANCE of this property is made subject to a 10 foot easement for public utility purposes along rear line of premises, 110 foot building setback line from Saunders Avenue, anchor easement at southwest corner, and conditions of owners certificate, as shown on Plan of record in Book 3500, page 134, said Register's Office, restrictive covenants contained in an instrument executed by Sweeney-Clark Realty Company, Inc., and recorded in Book 2134, page 54, said Register's Office, amendment in an instrument executed by Sweeney-Clark Realty Company, et al, and recorded in Book 2139, page 65, said Register's Office, and restrictive

covenants contained in an instrument executed by J. B. Elizer, of record in Book 3865, page 535, said Register's Office.

This improved property is known as 4312 Saunders Ave, Nashville, TN 37216.

The Grantors and Grantees are one and the same persons.

The legal description is the same as the previous instrument of record.

The terms and provisions of the Tenancy by the Entirety Trust Code as applicable and as found at T.C.A. 35-15-510 shall apply to this property and or its proceeds.

IN WITNESS WHEREOF, I have hereunto set my signature this 1ST day of AUGUST, 2026.

Donald R. Bills

Linda Beth Bills

State of Tennessee)
County of Williamson)

On this the 1ST day of AUGUST, 2026, before me, a Notary Public, personally appeared Donald R. Bills and Linda Beth Bills, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

KEITH E. MCKISSOCK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My commission expires: 02/19/2029

State of Tennessee)
County of Williamson)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

Rhonda L McKesson
AFFIANT

Subscribed and sworn to before me this
1ST day of AUGUST, 2026.

Notary Public

My commission expires:
02/19/2029

KEITH E. MCKISSOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON