Karen Johnson Davidson County
Batch# 1459680 DEEDQC
08/14/2026 12:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260814-0076100

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 13th day of August, 2026. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-20

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Mark W. Shelton and Angela J. Shelton, Trustees 788 Blevins Drive Nashville, TN 37204	SAME	132 07 0 063.00

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, **Mark W. Shelton and wife, Angela J. Shelton**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by

the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Mark W. Shelton and Angela J. Shelton, Trustees of the Mark & Angela Shelton Living Trust, established by the Revocable Trust Agreement of Mark W. Shelton and Angela J. Shelton dated August 13, 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 our hands this 13th day of August, 2026.

Mark W. Shelton

Angela J. Shelton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark W. Shelton and Angela J. Shelton, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of August, 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 in Davidson County, Tennessee, described as follows:

Being Lot No. 1 on the Plan of Russell Valley, as of record in Book 3842, page 21. Said Lot No. 1 is situated at the northwesterly intersection of Blevins Drive and Morriswood Drive, and is described as follows:

Beginning on the westerly margin of Blevins Drive at the common front corner of Lots Nos. 1 and 2, and running thence, along the line between said lots, northwestwardly 248.9 feet to the common rear corner of said lots: thence southwardly along the westerly line of Lot No. 1, 18.95 feet and then 291.05 feet, a total distance of 310 feet, to the northerly margin of Morriswood Drive; thence, along the same eastwardly 113.62 feet to the beginning of a curve having a radius of 25 feet; thence around said curve in a northeasterly direction, 34.38 feet to the westerly margin of Blevins Drive; thence with the same northwardly 176.52 feet to the beginning.

Being the same property conveyed to Mark Wayne Shelton and wife, Angela J. Shelton by deed from George Roger Shelton and wife, Mary Jane Shelton, of record as Instrument No. 20060731-0092272, Register's Office for Davidson County, Tennessee.

Mark W. Shelton is one and the same person as Mark Wayne Shelton.

This is improved property known as 788 Blevins Drive, Nashville, TN 37204.

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 August 13, 2026.

08/13/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of August, 2026.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

