Karen Johnson Davidson County
Batch# 1462597 DEEDQC
08/21/2026 09:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260821-0077948

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 17th day of August, 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:
John G. TeSelle and Maria M. TeSelle, Trustees 405 Fairfax Avenue Nashville, Tennessee 37212	SAME	104 10 0 135.00

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, **John G. TeSelle and wife, Maria M. TeSelle**, 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 **John G. TeSelle and Maria M. TeSelle, Trustees of the John & Maria TeSelle Living Trust, established by the Revocable Trust Agreement of John G. TeSelle and Maria M. TeSelle dated August 17, 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 17th day of August, 2026.

John G. TeSelle

Maria M. TeSelle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John G. TeSelle and Maria M. TeSelle, 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 17th day of August, 2026.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 115 on the Plan of R.W. Grizzard's Subdivision of a part of the Bosley Tract, and located on Fairfax Avenue in the City of Nashville, Davidson County, Tennessee. The Plan of said subdivision is not of record according to a survey made thereof by Clyde Anderson, Surveyor, dated November 6, 1975, said Lot No. 115 is described as follows:

BEGINNING at an iron pin in the southerly margin of Fairfax Avenue, the Northeast corner of Lot No. 114 in said Subdivision, and running thence southerly with the line between Lot Nos. 114 and 115 South 14 deg. 25' 26" w 200 feet, more or less, to the common corner of Lot Nos. 114 and 115, 117 and 119 in said subdivision; thence easterly with the line between Lot Nos. 115 and 119, North 88 deg. 18' East .90.0 feet to an iron pin the westerly margin of 33rd Avenue South 185.25 feet to an iron pin in the southerly margin of Fairfax Avenue, and thence westerly with the southerly margin of Fairfax Avenue, North 83 deg. 33' 38" West 60 feet to the point of beginning.

Being the same property conveyed to John G. TeSelle and wife, Maria M. TeSelle by deed from Daniel F. Neuzil and wife, Kathy M. Neuzil, of record in Book 11017, page 447, Register's Office for Davidson County, Tennessee.

This is improved property known as 405 Fairfax Avenue, Nashville, Tennessee 37212.

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 17, 2026.

08/18/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of August, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

