Karen Johnson Davidson County
Batch # 1464291 DEEDQC
08/26/2026 09:39:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260826-0078798

Prepared By:
Pillar Title and Escrow, LLC
4205 Hillsboro Road, Suite 210
Nashville, Tennessee 37215

State of Tennessee
County of Davidson

The actual consideration for this transaction is $1.00.

AFFIANT

Subscribed and sword to me this 25 day of August, 2026

M. DILLON WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/7/27

Address New Owner(s)
The Ansell Living Trust
3 Calle Rio
Mary Easter, Florida 32569

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
171 02 0A 0003.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged **DONNA ZUPPA-ANSELL AND WADE ANSELL, WIFE AND HUSBAND** ("Grantor(s)") does hereby quitclaim and convey unto **WADE J. ANSELL AND DONNA M. ZUPPA-ANSELL, TRUSTEES OF THE ANSELL LIVING TRUST DATED AUGUST 12, 2026,** ("Grantee(s)"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 3 of PHASE I BRENTWOOD VILLA, of record in Plat Book 6900, Page 4, as amended in Plat Book 6900, Page 5, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing BRENTWOOD VILLA CONDOMINIUM of record in Book 6923, Page 943, as amended in Book 7035, Page 115; Book 7101, Page 730, Re-recorded in Book 7143, Page 18; Book 7266, Page 84; Book 7423, Page 567; Book 7423, Page 574 and Book 8074, Page 564, Appointment of Substitute Trustee recorded in Instrument No. 20071022-0124551 and Instrument No. 20180713-0067776, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Donna Zuppa-Ansell and Wade Ansell, wife and husband by Warranty Deed from Anthony Tokic, Jr., a single man, dated October 10, 2025, recorded October 10, 2025, of record in Instrument No. 20251010-0081313, Register's Office for Davidson County, Tennessee.

This is improved property known as **105 VILLA VIEW COURT, BRENTWOOD, TENNESSEE 37027**. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of August 17, 2026.

DONNA ZUPPA-ANSELL

WADE ANSELL

State of Florida
County of Okaloosa

On this 17 day of August, 2026, before me personally appeared Donna Zuppa-Ansell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 17 day of August, 2026.

Judith A. Spafford
Notary Public
My Commission Expires: 6-23-2027

JUDITH A. SPAFFORD
MY COMMISSION # HH 412741
EXPIRES: June 23, 2027

State of Florida
County of Okaloosa

On this 17 day of August, 2026, before me personally appeared Wade Ansell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 17 day of August, 2026.

Judith A. Spafford
Notary Public
My Commission Expires: 6-23-2027

JUDITH A. SPAFFORD
MY COMMISSION # HH 412741
EXPIRES: June 23, 2027