Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The DBM Family Community Property Trust dated September 8, 2026 318 Walnut Drive Nashville, TN 37205	**116 11 0 076.00**	**Same**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **E. Donald Miller and wife, Bonnie Hajek Miller** (the "Grantors") hereby convey, transfer, assign, and quitclaim to **The DBM Family Community Property Trust dated September 8, 2026** (the "Grantee"), Grantee's successors and assigns, all of the right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **318 Walnut Drive, Nashville, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 8th day of September, 2026.

Notary Public
My Commission Expires: 06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch # 1471765
09/11/2026 09:02:20 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260911-0084365

PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 8th day September, 2026.

E. Donald Miller

Bonnie Hajek Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **E. Donald Miller and Bonnie Hajek Miller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 8th day of September, 2026.

Notary Public

My Commission Expires:

1/7/2030

BRIAN S SHELTON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 26 and the southerly one-half of Lot No. 25 on the Plan of D. F. Kenner's Walnut Grove Subdivision, as of record in Book 974, page 2, Register's Office for said County.

Said Lot No. 26 and part of Lot No. 25 front together 150 feet on the easterly side of Walnut Drive and run back 206 ½ feet, more or less, on the northerly line and 203 feet on the southerly line to a dead line, measuring 150 feet thereon.

BEING the same property conveyed to E. Donald Miller and wife, Bonnie Hajek Miller, by deed of record as Instrument Number 20200804-0085915, in the Register's Office for Davidson County, Tennessee.