Karen Johnson Davidson County
Batch # 1472181 DEEDQC
09/14/2026 09:27:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260914-0084909

THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

The actual consideration or value, whichever is greater is $0.

Grantor

Sworn to and subscribed by me, this 4 day of September 2026.

J. David Dillon STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

Notary Public

My commission expires: 3/9/2027

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Paul and Carol Ballenger, Co-Trustees 3607 Sperry Avenue Nashville, TN 37215	SAME	117-05-0-043.0

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, CAROL C. BALLENGER (also known as "B. CAROL CRAWFORD BALLENGER," hereinafter "Original Grantor") does hereby quitclaim and convey unto CAROL C. BALLENGER and husband PAUL B. BALLENGER, wife and husband, and CAROL C. BALLENGER and husband PAUL B. BALLENGER, (hereinafter "Grantor") by these presents do further and subsequently quitclaim and convey unto PAUL B. BALLENGER and CAROL C. BALLENGER, TRUSTEES OF THE PAUL AND CAROL BALLENGER 2026 REVOCABLE COMMUNITY PROPERTY TRUST dated September 4, 2026, (hereinafter "Grantee"), its successors and assigns, all of the Original Grantor and Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

See Attached Exhibit A

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The purpose of this conveyance is to first create a tenancy by the entireties by direct conveyance pursuant to Tennessee Code Annotated, Section 66-1-109

which is then to be conveyed by the tenants by the entireties to the Trustees of a Tennessee Community Property Trust. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C).**

WITNESS OUR HANDS this 4th day of September, 2026.

CAROL C. BALLENGER, Original Grantor and Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, CAROL C. BALLENGER, (also know as B. CAROL CRAWFORD BALLENGER) the within named Original Grantor and Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 4 day of September, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

PAUL B. BALLENGER, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, PAUL B. BALLENGER, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 4 day of September, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Exhibit A

"Land in Davidson County, TN, being Lot No. 37 on the Plan of Henry Sperry Subdivision, of record in Book 974, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

"Being the same property conveyed to Paul B. Ballenger and B. Carol Crawford (now known as Ballenger) by deed from Robert B. Hinton and wife, Jane C. Hinton, of record in Deed Book 9378, Page 250, Register's Office for Davidson County, Tennessee."

This description is the same used in the previous deed of record.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Being further the same property conveyed to B. Carol Crawford Ballenger by Quitclaim Deed from Paul B. Ballenger dated July 7, 1997 of record in Deed Book 10522, Page 613, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3607 Sperry Avenue, Nashville, Tennessee 37215.