THIS INSTRUMENT PREPARED BY:
Bradley Arant Boult Cummings LLP (rjn)
1221 Broadway, Suite 2400
Nashville, Tennessee 37203

Karen Johnson
Batch # 1474084
09/16/2026 11:49:07 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20260916-0086159

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph P. Shelton and Andrea S. Shelton, Trustees of the JAS Trust 119 Bowling Avenue, Nashville, TN 37205	Same	104 05 0 281.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE

Affiant

SUBSCRIBED AND SWORN to before me this 10th day of September, 2026.

DIANE D. SUSSMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027

Notary Public

My Commission Expires: 11/8/2027

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, JOSEPH P. SHELTON and wife, ANDREA S. SHELTON (collectively, "**Grantor**"), by these presents do hereby quitclaim to JOSEPH P. SHELTON and ANDREA S. SHELTON, TRUSTEES OF THE JAS TRUST UAD August 20th, 2026, their successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, all of our right, title and interest, whatever that may be, in and to that certain tract or parcel of real property located in Davidson County, Tennessee and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference.

This improved property is known as 119 Bowling Avenue, Nashville, Tennessee 37205.

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

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 10th day of September, 2026.

JOSEPH P. SHELTON

ANDREA S. SHELTON

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public, of said county, **JOSEPH P. SHELTON**, the within named bargainor, 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, this 10th day of September, 2026.

NOTARY PUBLIC

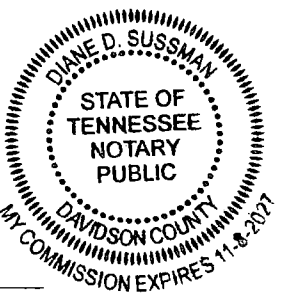
DIANE D. SUSSMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2027

My Commission Expires:
11/5/2027

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public, of said county, **ANDREA S. SHELTON**, the within named bargainor, 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, this 10th day of September, 2026.



NOTARY PUBLIC

My Commission Expires: 11/8/2027

[NO TITLE SEARCH WAS PERFORMED IN THE PREPARATION OF THIS QUITCLAIM DEED PER GRANTEES' AND GRANTORS' REQUEST]

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being the north 50 feet of Lot No. 317 on the Plan of Richland Realty Company's First Addition to Subdivision "B" of record in Plat Book 332, Page 174, in the Register's Office for Davidson County, Tennessee. Said northerly part of Lot No. 317 fronts 50 feet on the westerly side of Bowling Street and runs back between parallel lines with the southerly margin of Meadowbrook Avenue 210 feet to an alley.

Being the same property conveyed to Joseph Shelton and wife, Andrea Shelton, by Warranty Deed of record in Instrument No. 20190610-0055225, Register's Office for Davidson County, Tennessee.