Karen Johnson
Batch # 1474831
09/18/2026 10:39:00 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260918-0086985

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 JACK HUDDLESTON SELLS, AFFIANT Subscribed and sworn to before me, this 11th day of September 2026. NOTARY PUBLIC My Commission Expires: 7/2/29

ABBY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
PEGGY SELLS, TRUSTEE 1788 Woodsong Drive Brentwood, TN 37027	New Owner	Map and Parcel No.: 159 06 0B 042.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **Jack Huddleston Sells and Michele Carter Sells, husband and wife**, ("Grantor") do hereby quitclaim, transfer and convey unto **Peggy Sells, Trustee of the Jack and Michele Sells Qualified Personal Residence Trust, dated** Sept. 15 **, 2026**, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1788 Woodsong Drive, Brentwood, TN 37027, and more particularly described as follows:

Being Lot No. 42, as shown on Final Plat Voce, Phase 3, of record at Instrument No. 201811190113859, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Jack Huddleston Sells and Michele Carter Sells, husband and wife, from Voce Development Company, LLC by Special Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20190122-0005813.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 15 day of Sept. 2026.

Jack Huddleston Sells, Grantor

Michele Carter Sells, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jack Huddleston Sells**, the 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 and official seal at office, this 11th day of September 2026.

Notary Public

My Commission Expires: 7/2/29

ABBY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Michele Carter Sells**, the 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 and official seal at office, this 14 day of September 2026.

Maria Guillen
Notary Public

My Commission Expires: 01/22/30

