Karen Johnson Davidson County
Batch# 1474885 DEEDQC
09/18/2026 11:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260918-0087050

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
Thomas Robert Mitchell, Co-Trustee
Adele Billingsley Mitchell, Co-Trustee
ABM & TRM Community Property Trust
3370 Sweeney Hollow Road
Franklin, TN 37064

Send Tax Bills To:
same

Map/Parcel Number:
093 06 0A 226.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Thomas R. Mitchell and Adele B. Mitchell (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Thomas Robert Mitchell and Adele Billingsley Mitchell, Co-Trustees, and their successors in trust, of the ABM & TRM Community Property Trust dated September 16, 2026, a Tennessee community property trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1510 of Encore, a Residential Condominium, 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 Encore, a Residential Condominium of record in Instrument No. 20080225-0018429, amended in Instrument No. 20151203-0122000 and Instrument No. 20170324-0029048 and Instrument No. 20181016-0102535 and Master Deed for Encore, a Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473; and amended in Instrument No. 20111215-0097929, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "C" to said Master Deed of Encore, a Residential Condominium as recorded in Instrument No. 20080225-0018429; 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 Thomas R. Mitchell and Adele B. Mitchell, husband and wife, by Warranty Deed dated July 29, 2021, from Timothy Casey Dunn and wife, Paula Tabaka Dunn, of record in Instrument No. 20210730-0102741 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 301 Demonbreun Street, Unit 1510, Nashville, Tennessee 37201.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the ABM & TRM Community Property Trust dated September 16, 2026, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Thomas R. Mitchell and Adele B. Mitchell, husband and wife, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 16 day of September, 2026.

Thomas R. Mitchell, Grantor

Adele B. Mitchell, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Thomas R. Mitchell and Adele B. Mitchell, Grantor, 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 and seal at office in Nashville, Tennessee, this 16th day of September, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Adele B. Mitchell, Grantor, 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 and seal at office in Nashville, Tennessee, this 16th day of September, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Thomas R. Mitchell, Affiant

Subscribed and sworn to before me this 16th day of September, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/16/2026

Carla L Lovell
Carla L. Lovell

9/16/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of September, 2026.

Erica L Martin
Notary Public

My Commission Expires: May 8, 2029

