Karen Johnson Davidson County
Batch# 1482437 DEEDQC
10/08/2026 10:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261008-0092506

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This conveyance is exempt from conveyance tax Pursuant to Tenn. Code Ann. 67-4-409 et seq. _____, Affiant Sworn to and subscribed before me this September 11, 2026. _____ Comm Exp: _____ Notary Public

PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
SAMUEL M. ELLIS and HANNAH E. ELLIS, Trustees	SWBC Mortgage Corporation	
ELLIS REVOCABLE TRUST dated December 20, 2024	Attn Escrow/Tax Department	083-03-0-184.00
108 Rosebank Ave.	9311 San Pedro Avenue, Ste. 100	
Nashville, Tennessee 37206	San Antonio, TX 78216	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, SAMUEL ELLIS and HANNAH ELLIS, husband and wife (Grantors), do hereby quitclaim, transfer, release, and convey any and all of our right, title and interest, in and to that certain real estate located in Davidson County, Tennessee, to SAMUEL M. ELLIS and HANNAH E. ELLIS, Trustees of the ELLIS REVOCABLE TRUST dated December 20, 2024 (Grantees), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Westerly one-half of Lot No. 3, on the Plan of W.S. Ashworth's Resubdivision of Lots 47, 48, 49 and 50 of the Town of Brownsville, of record in Plat Book 161, Page 153, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Westerly one-half of Lot No. 3 fronts 50 feet on the Northerly margin of Rosebank Avenue and extends back between parallel lines with the Easterly margin of an alley, 160.0 feet to an alley in the rear.

Being the same property conveyed to SAMUEL ELLIS and HANNAH ELLIS, husband and wife, by SAM ELLIS, by Quitclaim Deed of record in Instrument Number 20191018-0107087 Register's Office for Davidson County, Tennessee.

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

The legal description is taken from the prior deed of record.

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

The improved property is known as 108 Rosebank Avenue, Nashville, Tennessee 37206.

[SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on September 11, 2026.

SAMUEL ELLIS

HANNAH ELLIS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SAMUEL ELLIS and HANNAH ELLIS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this September 11, 2026.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, do 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 September 11, 2026

9/11/26

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 11th day of September 2026.

Notary Public

My Commission Expires: _____

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028