Karen Johnson
Batch # 1483306
10/12/2026 03:07:38 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20261012-0093705

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street
Truist Plaza, Suite 710
Nashville, TN 37219
(615) 259-4685

# QUITCLAIM DEED

| Address of New Owner: | Send Tax Bill To: | Map-Parcel ID Number: |
|---|---|---|
| The DSME Trust<br>Attn: D. Scott and Mary Ellen Fortune, Trustees<br>2802 Valley Brook Place<br>Nashville, Tennessee 37205 | Same as Owner. | 117-09-0-141.00 |

***This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.***

**FOR AND IN CONSIDERATION** of One and No/100 Dollar ($1.00), cash in a hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **David Scott Fortune and wife, Mary Ellen Fortune**, as Grantors, by these presents do hereby quitclaim and convey unto **The DSME Trust, U/A October 9, 2026, as Grantee**, all of their right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described in the Exhibit "A" attached hereto.

This conveyance is of improved real property located at 2802 Valley Brook Place, Nashville, Tennessee 37215.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

**WITNESS** our hands, this 9 day of October, 2026.

David Scott Fortune

Mary Ellen Fortune

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, Leigh Spiers, a Notary Public in and for said County, **David Scott Fortune** and **Mary Ellen Fortune**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2026.

Notary Public

My Commission Expires: 12/22/26

LEIGH SPIERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My commission expires December 22, 2026

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

This conveyance is exempt from the payment of the privilege tax pursuant to Section 67-4-409(a)(1)(C)(vii), Tennessee Code Annotated.

By _____
**Mary Ellen Fortune, Trustee of The DSME Trust**

Subscribed and sworn to before me, this 9th day of October, 2026.

Notary Public

My Commission Expires: 12/22/26

LEIGH SPIERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My commission expires December 22, 2026

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being described as following, to wit:

Being Lot(s) 2, as shown on the map entitled ReSubdivision of Lot Numbers 1 & 2 on the map of Valley Brook Place, of record in Instrument No. 20161230-0137355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Together with the Common Driveway Easement Agreement established in Instrument No. 20200309-0025852 dated July 12, 2019, said Register's Office.

Being the same property conveyed from Halloran Investment Properties, LLC, to David Scott Fortune and wife, Mary Ellen Fortune, by Warranty Deed of record in Instrument No. 20200309-0025853, recorded March 9, 2020, in the Register's Office of Davidson County, Tennessee.

The foregoing description was taken from the prior deed of record. *See* T.C.A. Section 66-24-121.