Karen Johnson Davidson County
Batch # 1484128 DEEDQC
10/15/2026 12:07:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261015-0094731

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Jones, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The 2026 Donnelly Community Property Trust 1 Music Circle South, Suite 330 Nashville, Tennessee 37203	The 2026 Donnelly Community Property Trust 1 Music Circle South, Suite 330 Nashville, Tennessee 37203	116030R02500C0

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

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(1)(C)(vi), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John P. Donnelly, Jr. and Ryan P. Donnelly, Successor Trustees of the BCD Trust U/A dated April 17, 2013, as amended by First Amendment dated September 19, 2025,** by these presents do hereby quitclaim and convey unto **John P. Donnelly, Jr. and Ryan P. Donnelly, as Trustees of The 2026 Donnelly Community Property Trust** created pursuant to instrument of revocable trust dated October 12, 2026, their successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary, all of their right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. MS102, together with the appurtenant interest in the common elements of The Manning

Condominiums, a condominium established by Declaration of record in Instrument No. 20200908-0102279, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Manning Condominiums attached as Exhibit "C" to the aforementioned Declaration, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 58 and 59 and storage space number T9 as shown on A1.0 as set forth in Exhibit C to said Declaration.

Being the same property conveyed to John P. Donnelly, Jr. and Ryan P. Donnelly, Successor Trustees of the BCD Trust U/A dated April 17, 2013, as amended by First Amendment dated September 19, 2025, by Special Warranty Deed from Chartwell Properties, LLC, of record as Instrument No. 20250926-0076853, Register's Office for Davidson County, Tennessee.

This is improved property, known as 120 Woodmont Boulevard, #104, Nashville, Tennessee 37205.

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

WITNESS our hands this 12th day of October, 2026.

BCD TRUST

By: _____
John P. Donnelly, Jr.,
Trustee

By: _____
Ryan P. Donnelly,
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, Notary Public, **John P. Donnelly, Jr. and Ryan P. Donnelly**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **Trustees of the BCD Trust U/A dated April 17, 2013, as amended by First Amendment dated September 19, 2025**, and are authorized by the Trust to execute this instrument on behalf of the Trust for the purposes therein contained.

Sworn to and subscribed before me, this 12 day of October, 2026.

Notary Public

My Commission Expires: 1-22-30

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

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