QUIT CLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $0.00. Affiant *Subscribed and sworn before me this 25th day of May, 2023.* Notary Public My commission expires: (Affix Seal)

Karen Johnson Davidson County
Batch# 1009961 DEEDQC
06/01/2023 12:34:55 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230601-0041431

MEREDITH SILVA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Meredith Silva of Silva Law, LLC, Attorney, 901 Woodland St., Ste. 104, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert Branson and Caitlin Branson, Co-Trustees of the Branson Family Trust, dated May 25, 2023. 1113 Fatherland Street Nashville, TN 37206	Same	083-13-0A-301.00-CO

THIS CONVEYANCE is made and entered into on this 25th day of May, 2023, between **CAITLIN REID BRANSON AND ROBERT DOUGLAS BRANSON, WIFE AND HUSBAND** (collectively and hereinafter "Grantor") and **ROBERT BRANSON AND CAITLIN BRANSON, CO-TRUSTEES OF THE BRANSON FAMILY TRUST, DATED MAY 25, 2023.** (hereinafter "Grantee").

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

LAND in Davidson County, Tennessee being Unit 301, Fatherland Court at Martin Corner, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050628-0074027, as amended at Instrument No. 20051006-0120764, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lee S. Davis and Julie D. DeBow-Davis, husband and wife by Warranty Deed from Walton D. Barker, unmarried of record in Instrument No.

20131010-0106443 Register's Office for Davidson County, Tennessee, dated October 4, 2013, and recorded on October 10, 2013.

This conveyance is made subject to;

- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20050628-0074027, as amended in Instrument No. 20051006-0120764, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of Five Points Redevelopment Project Area of record in Instrument No. 20050310-0026488, in the Register's Office in Davidson County, Tennessee.
- Charter of Fatherland Court at Martin Corner Townhomes Owners Association, Inc, of record in Instrument No. 20050628-0074028, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20051114-0136915, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20051117-0139055, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

BEING the same property conveyed to CAITLIN REID BRANSON AND ROBERT DOUGLAS BRANSON, WIFE AND HUSBAND, by Warranty Deed from LEE S. DAVIS AND JULIE D. DEBOW-DAVIS, HUSBAND AND WIFE, in Instrument No. 20210510-0062607 Register's Office for Davidson County, dated May 6, 2021 and recorded on May 10, 2021.

This is improved property known as: 1113 Fatherland Street, Nashville, TN 37206.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

CAITLIN REID BRANSON

ROBERT DOUGLAS BRANSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, CAITLIN REID BRANSON. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee this 25TH day of MAY 2023.

MEREDITH SILVA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: November 6, 2024

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, ROBERT DOUGLAS BRANSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 25TH day of MAY, 2023.

MEREDITH SILVA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: November 6, 2024