Karen Johnson Davidson County
Batch# 1019752 DEEDQC
06/27/2023 02:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230627-0048923

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JAT)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
Keila Ann Brandon 2022 GST-Exempt Trust Keila Ann Brandon, Trustee 1333 Old Hickory Blvd Brentwood, TN 37027	[Same]	159 00 0 033.00

June 21, 2023.

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, K. THOMAS SIDWELL, TRUSTEE OF THE 2012 KEILA ANN BRANDON IRREVOCABLE TRUST (the "Grantor"), hereby quitclaims and conveys to KEILA ANN BRANDON, TRUSTEE OF THE KEILA ANN BRANDON 2022 GST-EXEMPT TRUST (the "Grantee"), her successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of her interest in that certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

This is improved property known as 1333 Old Hickory Boulevard, Brentwood, Tennessee 37027. The description herein is the same as that contained in the prior deed.

[The remainder of this page is left intentionally blank. Signature page to follow.]

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed as of the date first written above.

GRANTOR:

2012 KEILA ANN BRANDON IRREVOCABLE TRUST

By: K. THOMAS SIDWELL, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, K. THOMAS SIDWELL, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 21 day of June, 2023.

Notary Public
My Commission Expires: 1-01-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $ 0 .

Affiant

Sworn to and subscribed before me this 27th day of June, 2023.

Notary Public
My Commission Expires: Nov. 6, 2024

34515829.4

EXHIBIT A

Legal Description

A TRACT OF LAND IN THE 16TH Civil District of Williamson County, Tennessee, and the 7th, formerly 11th District of Davidson County, Tennessee, described as follows: Beginning in the center of Brentwood Lane, at the southwest corner of the Gardner property; thence with the center line of said Lane, south 82 deg. East 495 feet to a curve in the center of said lane; thence with said curve, south 76 deg. East 117 feet; thence in a southerly direction 800 feet more or less to the northerly line of the bryan property; thence with Bryan's north line, westwardly 598 feet to Bryan's northwest corner in the center of a rock fence which runs along Maches' east boundary line; thence north 4 deg. East 882.5 feet to the point of beginning, containing 11.5 acres, more or less.

Being the same property conveyed to the 2012 Keila Ann Brandon Irrevocable Trust by Quitclaim Deed from William A. King and wife, Joann King, dated December 21, 2012, and recorded as Instrument 20121228-0119904, in the Davidson County Register of Deeds Office.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Jun 21, 2023 (date of document).

Affiant Signature

06/27/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of June, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

