This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1086505 DEEDQC
12/29/2023 10:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231229-0100094

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Vanderbilt Argonne Trust 1900 12th Ave S Unit 208 Nashville, TN 37203	**105-09-1H-009.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SYBRIL M. BROWN** (hereinafter "Grantors") by these presents do hereby transfer, release, relinquish, quitclaim and convey unto the **TRUSTEES OF VANDERBILT ARGONNE TRUST U/T/A DATED November 13, 2023** (hereinafter "Grantees"), all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 208, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sybril Monica Brown by deed from Mainland Belmont, LLC, a Tennessee limited liability company, of record in Instrument No. 20210730-0103129, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) The following matters of record in Register's Office for Davidson County, Tennessee: Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 2015-0723-0072512; Public Street ROW and Pedestrian Access Easement of record in Instrument Number 20151216-0126629; Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument Number 20180207-0012292; Restrictions of record in Book 5691, Page 766; Restrictions in the Urban Renewal Plan for the Edgehill Urban Renewal Project of record in Book 4220, Page 723; all matters shown on the Plan of record in Plat Book 332, Page 65, and Book 4715, Page 50; Charter of Edgehill Estates Homeowners Association, Inc. of record in Book 7526, Page 624,

in the Register's Office for Davidson County, Tennessee; HOA Charter of record in Instrument Number 20181119-0113921 and 20181121-0114809; Master Deed of record in Instrument Number 20181119-0113627, amended in Instrument Number 20181128-0116220 and in 20190226-0017434; (2) real property taxes for the year of closing (prorated) and subsequent years; (3) all matters that would be disclosed by an accurate survey and inspection of the Property; (4) zoning and setback requirements; and (5) other condominium declarations, covenants, restrictions, general utility, sewer, and drainage easements of record.

This is improved property known as: 1900 12th Avenue South, Unit 208, Nashville, TN 37203.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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.

[Remainder of page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 13 day of November, 2023.

GRANTOR:

Sybril M. Brown

SYBRIL M. BROWN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **SYBRIL M. BROWN** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of November, 2023.

M. Catherine Clearwaters
Notary Public

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-6-25

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Bettony Brett
Affiant

Subscribed and sworn to before me,
this 13 day of November, 2023.

M. Catherine Clearwaters
NOTARY PUBLIC
My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 November 13, 2023 (date of document).

Affiant Signature

12-21-23
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of December, 2023

Notary's Signature

My Commission Expires: 11-2-2026

