This Instrument Prepared By and Returned To Killen Law 5200 Maryland Way, Suite 302, Brentwood, TN 37027	Karen Johnson Davidson County Batch # 1242463 DEEDQC 03/03/2025 10 57 55 AM 3 pgs Fees $18 00 Taxes $167 61 20250303-0015538 ————Above This Line Reserved for Office Use Only————

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT, THIS INDENTURE, made this 3rd day of March, 2025, among::

BRETT JOSEPH NELSON,

of Davidson County, Tennessee, his trustees, beneficiaries, executors, heirs, successors and/or assigns (the "Grantor"),

AND

ANNA ELIZABETH NELSON,

of Davidson County, Tennessee, her trustees, executors, heirs, successors and/or assigns (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of $45,300.00 (Fortyfive Thousand Three Hundred Dollars) and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all his right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises". located at 608 Glenpark Court, Nashville, TN 37217 and is described as follows:

Land in Davidson County, State of Tennessee, being Lot No. 5A-24 on the Plan of Glengarry Park, Section 5A, last recorded in the year 2020 by Warranty Deed, Instrument number: 20201229-0154265, Registers Office for Davidson County Tennessee.

Said Lot No. 5A-24 fronts 47.7 feet on the easterly side of Glenpark Court and runs back between lines 143 feet on the northerly side and 205.6 feet on the southerly side which is a broken line, to a line in the rear on which it measures 182.9 feet thereon.

THIS DEED has been prepared solely upon information furnished by Brett Joseph Nelson. There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

MICHAEL KILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BRETT JOSEPH NELSON

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Brett Joseph Nelson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 3rd day of March, 2025.

Michael Killen
Notary Public
My Commission Expires: 10-21-28

Owner Name & Property Address:

ANNA ELIZABETH NELSON
608 Glenpark Court
Nashville, TN 37217

Responsible Party For Taxes:

ANNA ELIZABETH NELSON
608 Glenpark Court
Nashville, TN 32717

Map Parcel Numbers: 120090055.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value,
whichever is greater for this transfer is
$ 45,300
, Affiant
Subscribed and sworn before me this the
3 Day of March, 2025.
Julia Rivera, Deputy Register