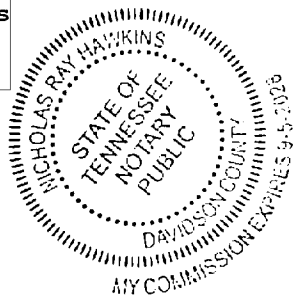
THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

Karen Johnson Davidson County
Batch# 1252319 DEEDQC
03/26/2025 12:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250326-0022695



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 21st day of March, 2025.

Notary Public
My Commission Expires: 9/5/2026

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Barbara Please Living Trust **1913 Myleen Place** **Old Hickory, TN 37138**	**Barbara Please Living Trust** **1913 Myleen Place** **Old Hickory, TN 37138**	**064-03-0A-088.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charles Christopher Brazell and John Dustyn Grimes, a married couple** ("Grantors"), by these presents does hereby Quitclaim and convey unto **Barbara Please Living Trust dated March 21, 2025** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 175 on the FINAL PLAT OF PHASE ELEVEN, SECTION ONE, BRANDYWINE POINTE, (a Planned Unit Development) of record in Plat Book 9700, Page 148, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Charles Christopher Brazell and John Dustyn Grimes, a married couple, by Warranty Deed from Samuel Damron Siple, Revocable Trust and Donna Lee Siple, Revocable Trust, a one-half interest, of record at Instrument number 20210825-0114653, in the Register's Office for Davidson County, Tennessee, dated August 13, 2021.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **1913 Myleen Place, Old Hickory, Tennessee 37138.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 21st day of March, 2025.

GRANTORS:

Charles Christopher Brazell

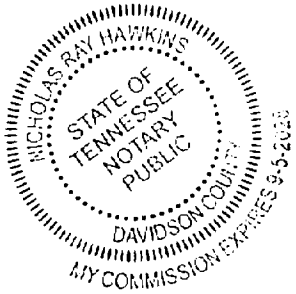
John Dustyn Grimes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of March, 2025, before me personally appeared Charles Christopher Brazell and John Dustyn Grimes to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 21st day of March, 2025.

Notary Public
My commission expires: 4/15/2028
(SEAL)



This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Emily Matheny, 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 March 21, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 21st day of March, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of March, 2025.

Notary Public
My commission expires: 9/15/2028

(SEAL)

