Karen Johnson Davidson County
Batch# 1252320 DEEDQC
03/26/2025 12:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250326-0022696

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

NICHOLAS RAY HAWKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2028

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

Notary Public
My Commission Expires: 9/5/2028

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**	**064-12-0A-626.00**

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 Dusty 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 Unit No. 626, on the Plan of Fox Run, Second Revision – Part of Sec. 2 and First Revision – Part of Sex. 1, as established by the Master Deed of record in Book 4956, Page 582; Book 5535, Page 713; as corrected in Book 5895, Page 516; Book 5936, Page 301; as amended in Book 6370, Page 817; Book 8510, Page 95; and Book 8510, Page 92, and as shown on the plan of record in Book 6250, Page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Charles Christopher Brazell and Dusty Grimes, a married couple, by Warranty Deed from Wanda Williams, a single person, of record at Instrument number 20230620-0046637, in the Register's Office for Davidson County, Tennessee, dated June 16, 2023. The said Dusty Grimes is also known as John Dustyn Grimes.

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: **626 Weatherbeaten Place, Hermitage, Tennessee 37076.**

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

GRANTORS:

Charles Christopher Brazell

Dusty Grimes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of March, 2025, before me personally appeared Charles Christopher Brazell and Dusty 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: 4/5/2028
(SEAL)

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 4-5-2028

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: 9/5/2028

(SEAL)

