Karen Johnson
Batch # 1272290
05/13/2025 09:01:42 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250513-0037410

This Instrument was prepared from information furnished by the parties without the benefit of a title examination.

This instrument prepared by:

Name: Jeffrey S. Strickland, Esq.
Firm: Strickland Law, PLLC
Address: 3200 West End Avenue, Suite 500
Nashville, Tennessee 37203
Phone Number: 615-739-6746

Address/Owners:	Send Tax Bills To:	Map Parcel
ML Brawner Revocable Trust	New Owner	144 12 0 038.00
5898 E. Ashland Drive		
Nashville, Tennessee 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Lorie Brawner and Marcus Brawner, wife and husband ("Grantors"), do hereby convey and quitclaim unto the ML Brawner Revocable Trust ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

Land in Davidson County, Tennessee, being Lot No. 12, as shown on the map entitled the Plan of Otter Creek Hills, of record in Book 2900, Pages 110 and 111, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record.

Being the same property conveyed to Lorie Brawner and Marcus Brawner, wife and husband, by Warranty Deed from Daniel Burton, dated August 24, 2021, of record in Instrument No. 20210826-0115465, Register of Deeds' Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

This is improved property known as 5898 E. Ashland Drive, Nashville, Tennessee 37215.

This conveyance is subject to all property taxes, matters upon the Plan of Otter Creek Hills, of record in Book 2900, Pages 110 and 111, Register's Office, easements, existing liens,

encumbrances, governmental and zoning regulations.

IN TESTIMONY WHEREOF, I have hereunto set my hands this 9th day of May, 2025.

Lorie Brawner

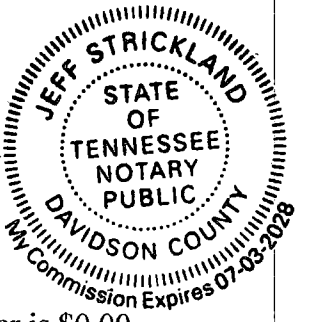
Marcus Brawner

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, appeared Lorie Brawner and Marcus Brawner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 9th day of May, 2025.

Notary Public



My commission expires: _____

We hereby swear or affirm that the actual consideration for this transfer is $0.00.

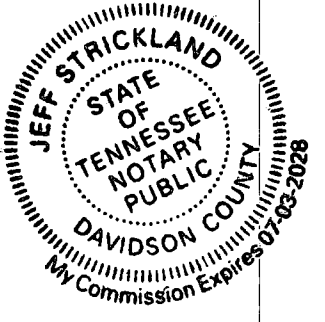
Lorie Brawner

Marcus Brawner

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 9th day of May, 2025.

Notary Public



My commission expires: _____