Name and Address of New Owner:
Alice Yvonne Brandon, Trustee
Alice Yvonne Brandon Trust
Quality Clean Construction INC
6147 Mount View Road
Antioch, TN 37013

Send Tax Bills To:
SAME AS ABOVE

Karen Johnson Davidson County
Batch# 1272873 DEEDQC
05/14/2025 08:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250514-0037805

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 150 00 0 087.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alice Yvonne Brandon, as Trustee of and for the Alice Yvonne Brandon Trust, dated April 30th, 2020,** "the Grantor," convey and quitclaim any interest they have unto **Alice Yvonne Brandon, as Trustee of and for the Alice Yvonne Brandon Trust, dated April 30th, 2020 and Quality Clean Construction INC,** "the Grantee," the following described real estate in County, Tennessee:

> Land in the second civil District of Davidson County, Tennessee, being part of Lot No 7 on the Map of Subdivisions of the John Pope Estate, as of record in Minute Book R, page 351, Circuit Court for said County, and being shown as Tract B on a copy of a plat showing a part of the Pearl Hampton Property, made by E.L. Miller Jr. & Co. dated November 5, 1962, and described as follows
>
> Beginning at a point in the centerline of Mt. View Road, the northeast corner of the Scott Property; Thence N. 78 degrees 15 W, 465 feet to appoint in the center of a lane; thence leaving said lane, S 61 degrees, 55'E. 627 Feet to a point in the center line of Mt. View Road; thence with the center line of Mt. View Road, S 51 degrees 15' W, 100 feet to the point of beginning, containing 2.1 acres, more or less.
>
> Being the same property conveyed to Alice Yvonne Brandon, as trustee of and for the Alice Yvonne Brandon Trust, dated the 30th day of April, 2020. from Alice Yvonne Brandon, by Deed of record in Instrument No: 20200519-0051596, in the register's Office for Davidson County, Tennessee.

This is improved property commonly known as 6147 Mt. View Road, Antioch, TN 37013

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 10 day of May, 2025.

Alice Yvonne Brandon Trust

Alice Y. Brandon (SEAL)
Alice Yvonne Brandon, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 10 day of May, 2025.

ALYSSA DIETRICH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Alyssa Dietrich
Notary Public
My commission expires: Aug 15 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alice Y. Brandon
(Affiant)

Sworn to and subscribed before me this
10 day of May, 2025.

Alyssa Diebrich
Notary Public
My commission expires: Aug 15 2026

File # 2025-7661-?

ALYSSA DIEBRICH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 MAY 10TH 2025 (date of document)

Affiant Signature

5/12/2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 12th day of MAY, 2025

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202505140037805