Karen Johnson Davidson County
Batch# 1280028 DEEDQC
05/30/2025 03:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250530-0042829

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, May 30, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
558 Brewer Trust
558 Brewer Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel Number:
147 14 0 081.00

QUITCLAIM DEED

Jennifer A. Sexton ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **558 Brewer Trust, dated May 30, 2025** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **May 30, 2025**.

Jennifer A. Sexton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jennifer A. Sexton**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, May 30, 2025.

Notary Public

My Commission Expires: _____

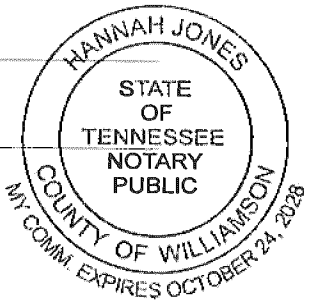


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. "M" on the revised Plan of part of Whispering Hills, Section 11-B, as of record in Book 2663, Page 33, said Register's Office.

Beginning at a point in the easterly margin of Brewer Drive at the corner of Lots "M" and "N"; thence with the line between said lots Northeasterly 322.3 feet to the line of lot "l"; thence with the line Between "L" and "M" northwesterly 137 feet to the southerly margin of Southcrest Drive; thence with the margin of the same, southwesterly 154.8 feet to a concrete monument, and continuing southwesterly 113.9 feet to a concrete monument at the beginning of a curve; thence around said curve 39.7 feet to the easterly margin of Brewer Drive; thence with the margin of the same southeasterly 143 feet to the point of beginning.

Being the same property conveyed to Jennifer A. Sexton from Judy H. Ogle by deed of record in Instrument No. 20230123-0005087, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer A. Sexton and Judy H. Ogle, both unmarried from Tennie K. McGhee, a single person, by warranty deed recorded October 16, 1986 in Book 7010, Page 684, Instrument No. 53260 in the official records of Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 558 Brewer Drive, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 30, 2025.

Sophie L. Buntin
Affiant Signature

5-30-25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
Sworn to and subscribed before me on this day, May 30, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028