Karen Johnson Davidson County
Batch # 1281913 DEEDQC
06/06/2025 09 06 51 AM 2 pgs
Fees $12 00 Taxes $0 00

20250606-0044560

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $-0-

Phyllis B. Brand

Phyllis B Brand

This instrument was prepared by:
Mill Creek Legal, PLLC
7209 Haley Industrial Drive, Suite 230
Nolensville, TN 37135

Subscribed and sworn before me this 3rd day of June, 2025

Notary Public

My Commission Expires 4/18/26

LUCAS D. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

QUITCLAIM DEED

New Owner(s)	*Send Tax Bills To*	*Map & Parcel Nos*
Phyllis B. Brand Living Trust 4118 Alva Lane Nolensville, TN 37135	New Owner	187-09-0A-223.00-CO

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I , **Phyllis B. Brand, unmarried**, ("Grantor"), by these presents do hereby remise, release, quitclaim and convey unto **Phyllis B. Brand Living Trust U/A dated 06/03/2025** ("Grantee"), all of my right, title and interest in and to the following described real property located in the County of Davidson, State of Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 223 on the Plan of Phase Five, Section Two, Burkitt Village, of record in Instrument No. 20160608-0057962, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property **Phyllis B. Brand, unmarried,** by Warranty Deed from **Regent Homes, LLC, a Tennessee Limited Liability Company,** of record in Instrument No. 20170707-0068538 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 4118 Alva Lane, Nolensville, TN 37135.

WITNESS my hand this 3rd day of June, 2025

Phyllis B. Brand

Phyllis B. Brand

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Grantor, Phyllis B Brand, with whom I am personally acquainted and who acknowledged that the Grantor executed this Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nolensville, Tennessee, 3rd day of June, 2025.

Notary Public

My Commission Expires: 6/16/28

LUCAS D BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This Quitclaim Deed Was Prepared By
Mill Creek Legal, PLLC
7209 Haley Industrial Drive, Suite 130
Nolensville, TN 37135