Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1297793 DEEDQC
07/15/2025 10:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250715-0055670

Bank of America, N.A., as Trustee of the Willie Brunson Irrev. Trust A TUW 03/17/1997 FBO Alan Brunson

TO:

Bank of Springfield, as Successor Trustee of the Willie Brunson Irrev. Trust A TUW 03/17/1997 FBO Alan Brunson

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 14th day of July, 2025, by and between **Bank of America, N.A., as Trustee of the Willie Brunson Irrev. Trust A TUW 03/17/1997 FBO Alan Brunson** ("Grantor"), and **Bank of Springfield, as Successor Trustee of the Willie Brunson Irrev. Trust A TUW 03/17/1997 FBO Alan Brunson** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING a certain condominium apartment known as Unit No. 507 of the Horizontal Property Regime of Bennie Dillon, Condominium pursuant to Master Deed of record as Instrument No. 20051215-0150617, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> BEING the same property conveyed to Willie Brunson Irrev. Trust A TUW 03/17/1997 FBO Alan Brunson by Warranty Deed from Bennie-Dillon Development Company, LLC, a Tennessee limited liability company, dated April 13, 2006, and recorded on April 17, 2006, as Instrument No. 20060417-0043246, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable

zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is improved property known as: **700 Church Street, Unit No. 507, Nashville, TN 37203**.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the date written first herein.

Kelly Selby, V.P.

Kelly Selby, Vice-President,
on behalf of Bank of America, N.A., as Trustee of the Willie Brunson Irrev. Trust A TUW 03/17/1997 FBO Alan Brunson

STATE OF Washington)
)
COUNTY OF Spokane)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kelly Selby**, Vice-President of Bank of America, N. A., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument in her capacity as Vice-President of Bank of America, N. A., and for the purposes therein contained.

Witness my hand and seal at office this the 14th day of July, 2025.

Notary Public
State of Washington
TABITHA MCCURDY
COMMISSION# 22000732
MY COMMISSION EXPIRES
October 30, 2025

Tabitha McCurdy
Notary Public

My Commission Expires: 10/30/25

STATEMENT OF CONSIDERATION

STATE OF Washington)

COUNTY OF Spokane)

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

Kelly Selby, VP
Affiant

Subscribed and sworn to before me, this 14th day of July, 2025.

Tabitha McCurdy
Notary Public
My Commission Expires: 10/30/25

Notary Public
State of Washington
TABITHA MCCURDY
COMMISSION# 22000732
MY COMMISSION EXPIRES
October 30, 2025

Property Owner(s) Name and Mailing Address	Person or Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Bank of Springfield, Trustee of the Willie Brunson Irrev. Trust c/o Beverley Chapman 3400 Wabash Avenue Springfield, IL 62711-9487	Owner	700 Church Street, Unit No. 507 Nashville, TN 37203 093-05-2B-031.00

Certificate of Authenticity

I, Ariel Joaquin, 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 7.14.25.

Affiant Signature

7/15/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of July, 2025.

Notary's Signature
My Commission Expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026