QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

Karen Johnson
Batch # 1298508
07/17/2025 02 56 48 PM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20250717-0056567

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

MM-QCD-25-6147

THIS INSTRUMENT WAS PREPARED BY
Rudy & Partners, PLLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Alice Yvonne Brandon, Trustee of the Alice Yvonne Brandon Trust and Quality Clean Construction, Inc.	**NEW OWNER**	
(NAME)	(NAME)	**150 00 0 087 00**
6147 Mt. View Road,		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS QUITCLAIM DEED IS BEING RECORDED FOR THE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION WITH THE MOST CURRENT SURVEY OF THE PROPERTY

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALICE YVONNE BRANDON, TRUSTEE OF THE ALICE YVONNE BRANDON TRUST DATED APRIL 30, 2020 AND QUALITY CLEAN CONSTRUCTION, INC.,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ALICE YVONNE BRANDON, TRUSTEE OF THE ALICE YVONNE BRANDON TRUST DATED APRIL 30, 2020 AND QUALITY CLEAN CONSTRUCTION, INC.** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Property located on the west margin of Mt View Road, in the 33rd Councilmanic District of Davidson County, TN and bounded on the east by Mt View Road, on the south and west by property belonging to Ammon Shreibman of record in Deed 202231005-0109904 of the Register's Office of Davidson County (R O D C) and bounded on the north by property belonging to Michael and Larry Thompson of record in Deed 20150722-0071997, R O D C and more specifically described as follows

Beginning on a Magnetic Nail set in the south side of a concrete driveway on the westerly margin of Mt View Road and opposite the intersection of Painter Drive and Mt View Road, being the southeast corner of this tract and the northeast corner of Shreibman, thence leaving the westerly margin of Mt View Road with Shreibman's north line N-76° 56' 22"-W, 448 08' to an existing iron rod in a tree line, the southwest corner of this tract, thence with Shreibman's east line N-08° 24' 59"-E, 316 86' to an iron rod set in a fence line at a fence corner and at the end of a rock wall, the northwest corner of the herein described tract and Thompson's southwest corner, thence with the rock wall S-55° 43' 43"-E, 10 69' to an existing pipe in said rock wall, thence S-55° 50' 52"-E, 600 18' to an iron rod set on the north side of a rock wall on the west margin of Mt View Road, the southeast corner of Thompson and the northeast corner of this tract, thence with the westerly margin of Mt View Road S-58° 07' 57"-W, 135 89' to a magnetic nail in concrete, the point of beginning and containing 2 495 acres, more or less, according to a survey by Galyon Northcutt Surveying dated February 25, 2022, a copy of which is also attached hereto as Exhibit "A"

Being the same property conveyed to Alice Yvonne Brandon, trustee of the Alice Yvonne Brandon Trust, dated April 30th, 2020 and Quality Clean Construction, Inc , by Quitclaim Deed from Alice Yvonne Brandon, Trustee of the Alice Yvonne Brandon Trust dated April 30th, 2020 recorded May 14, 2025 in Instrument Number 20250514-0037805, Register's Office for Davidson Couty, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **6147 Mt. View Road, Antioch, Tennessee 37013**

Witness my/our hand(s) this the 10 day of July, 2025

Alice Yvonne Brandon, Trustee of the Alice Yvonne Brandon Trust

BY _____
Alice Yvonne Brandon

Quality Clean Construction, Inc

BY LaKisha Thomas
Name
Its VP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alice Yvonne Brandon, Trustee of the Alice Yvonne Brandon Trust** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the _____ day of _____, 2025

_____
Notary Public

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared LaKisha Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the VP of Quality Clean Construction, Inc , the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VP

Witness my hand and official seal, this the 10 day of July, 2025

Camille Woods
Notary Public

My Commission Expires 03-20-28

CAMILLE WOODS · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 03-20-2028

CAMILLE WOODS · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commissi Expires 03-20

RETURN TO:
Rudy & Partners, PLLC
2012 21st Avenue S
Nashville, TN 37212

Witness my/our hand(s) this the 10 day of JULY, 2025

Alice Yvonne Brandon, Trustee of the Alice Yvonne Brandon Trust

BY _____
Alice Yvonne Brandon

Quality Clean Construction, Inc

BY _____
Name
Its

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alice Yvonne Brandon, Trustee of the Alice Yvonne Brandon Trust** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 10 day of JULY, 2025

_____
Notary Public

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the _____ of Quality Clean Construction, Inc , the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____

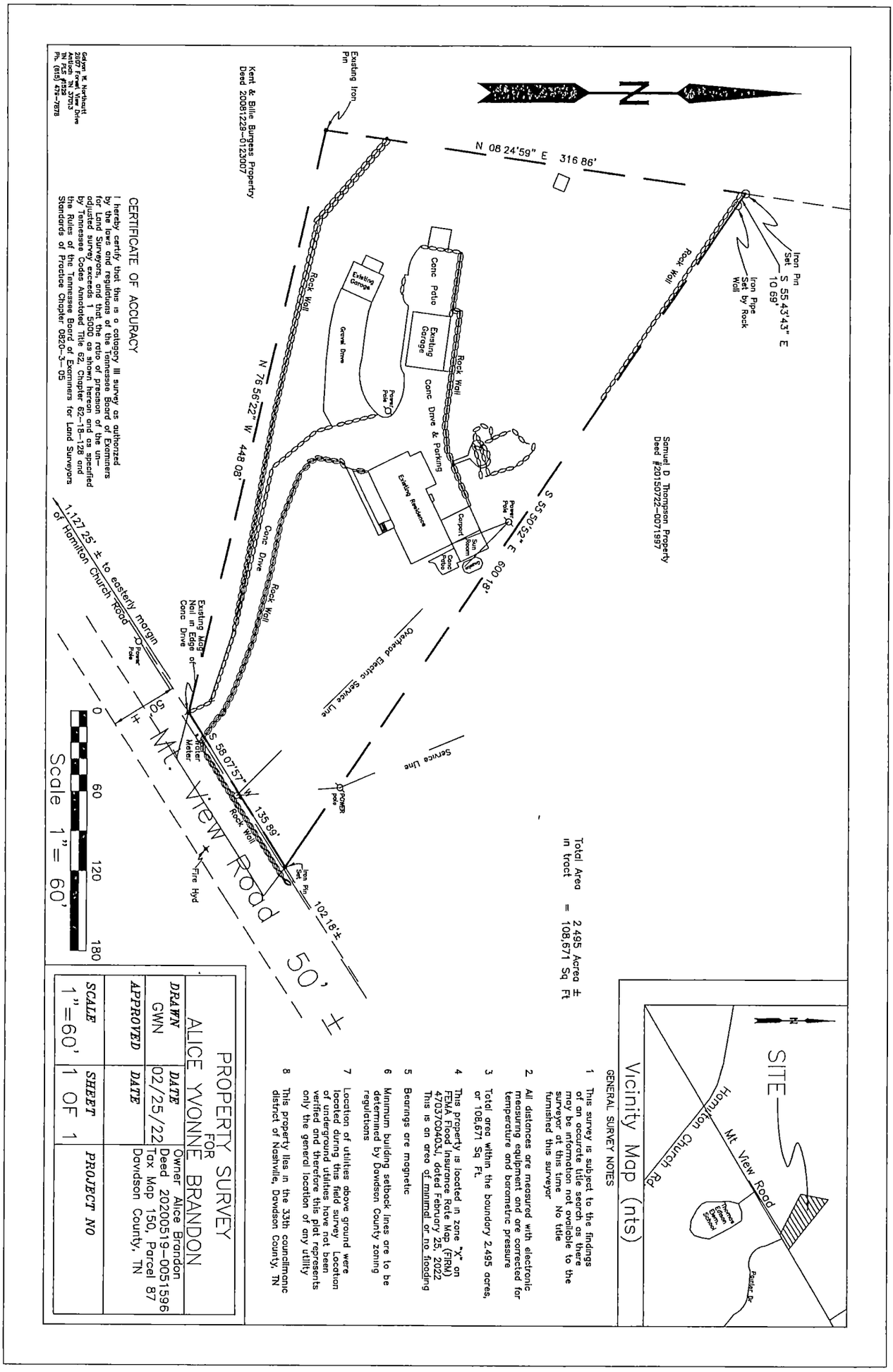
Witness my hand and official seal, this the _____ day of _____, 2025

_____
Notary Public

My Commission Expires _____

RETURN TO:
Rudy & Partners, PLLC
2012 21st Avenue S
Nashville, TN 37212

EXHIBIT "A"


N
Iron Pin Set
S 55 43'43" E
10 69'
Iron Pipe Set by Rock Wall
Rock Wall
N 08 24'59" E 316 86'
Samuel D. Thompson Property
Deed #20150722-0071997
S 55 50'52" E 600 18'
Existing Iron Pin
Kent & Billie Burgess Property
Deed 20081229-0123067
N 78 56'22" W 448 08'
Rock Wall
Existing Garage
Conc Patio
Existing Garage
Gravel Drive
Conc Drive & Parking
Existing Residence
Carport
Sun Room
Covered Patio
Power Pole
Overhead Electric Service Line
Service Line
Conc Drive
Rock Wall
1,127 25' ± to easterly morgin of Hamilton Church Road
Existing Mag Nail in Edge of Conc Drive
Power Pole
S 58 07'57" W 135 89'
Rock Wall
Water Meter
Fire Hyd
Iron Pin Set
102 18' ±
50' ± Mt. View Road
0 60 120 180
Scale 1" = 60'
Total Area in tract = 2.495 Acres ± 108,671 Sq Ft
GENERAL SURVEY NOTES
1 This survey is subject to the findings of an accurate title search as there may be information not available to the surveyor at this time No title furnished this surveyor
2 All distances are measured with electronic measuring equipment and are corrected for temperature and barometric pressure
3 Total area within the boundary 2.495 acres, or 108,671 Sq Ft
4 This property is located in zone "X" on FEMA Flood Insurance Rate Map (FIRM) 47037C0403J, dated February 25, 2022 This is an area of minimal or no flooding
5 Bearings are magnetic
6 Minimum building setback lines are to be determined by Davidson County zoning regulations
7 Location of utilities above ground were located during this field survey Location of underground utilities have not been verified and therefore this plat represents only the general location of any utility
8 This property lies in the 33th councilmanic district of Nashville, Davidson County, TN
Vicinity Map (nts)
SITE
Mt View Road
Hamilton Church Rd
Thomas Edison School
Painter Dr
CERTIFICATE OF ACCURACY
I hereby certify that this is a category III survey as authorized by the laws and regulations of the Tennessee Board of Examiners for Land Surveyors, and that the ratio of precision of the unadjusted survey exceeds 1 5000 as shown hereon and as specified by Tennessee Codes Annotated Title 62, Chapter 62-18-128 and the Rules of the Tennessee Board of Examiners for Land Surveyors Standards of Practice Chapter 0820-3-05
Gdon M. Northcutt
2807 Forest View Drive
Antioch TN 37013
PH. (615) 479-7878
PROPERTY SURVEY
FOR
ALICE YVONNE BRANDON
DRAWN GWN
DATE 02/25/22
APPROVED
DATE
SCALE 1"=60'
SHEET 1 OF 1
Owner Alice Brandon
Deed 20200519-0051596
Tax Map 150, Parcel 87
Davidson County, TN
PROJECT NO