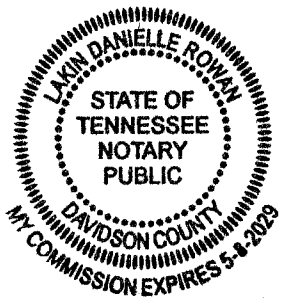
Karen Johnson Davidson County
Batch# 1301924 DEEDQC
07/24/2025 02:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250724-0058700

Quit Claim Deed



State of Tennessee
County of Davidson

The actual consideration for this transfer is $_____0_____-.

Affiant

Subscribed and sworn to before me this the 25th day of July, 2025

Notary Public
My Commission Expires: 5/8/2029

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Quality Clean Construction Inc 6147 Mount View Road, Nashville, TN 37013	NEW OWNER	150-00-0-087

KNOW ALL MEN BY THESE PRESENTS that **Alice Yvonne Brandon Trust and Quality Clean Construction, Inc., a Tennessee corporation**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Quality Clean Construction Inc., a Tennessee corporation**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

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 North. 78 degrees 15 West, 465 feet to appoint in the center of a lane; thence leaving said lane, South 61 degrees, 55 minutes East. 627 Feet to a point in the center line of Mt. View Road; thence with the center line of Mt. View Road, South 51 degrees 15 minutes West, 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 April 30th, 2020 and Quality Clean Construction Inc., by Quitclaim Deed from Alice Yvonne Brandon, as Trustee of and for the Alice Yvonne Brandon Trust, dated April 30th, 2020, dated May 10, 2025 and recorded on May 14, 2025 of recorded in Instrument Number 20250514-0037805, in the Register's Office of Davidson County, Tennessee.

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 by Quitclaim Deed from Alice Yvonne Brandon, surviving widow of Gilbert Brandon, Jr., deceased, dated April 30, 2020 and recorded on May 19, 2020 of recorded in Instrument Number 20200519-0051596, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Gilbert Brandon, Jr., and wife Alice Yvonne Brandon by Warranty Deed from Alma Fuller, dated December 06, 1973 and recorded on December 06, 1973 of recorded in Book 4770 Page 104, in the Register's Office of Davidson County, Tennessee.

This is improved property having a physical address of: 6147 Mount View Road, Nashville, TN 37013

This conveyance is further subject to (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 records, (4) building restrictions, and (5) other matters of public record.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Quit Claim Deed to be executed on the 25th day of July, 2025

Alice Yvonne Brandon, Trustee

Shirley Thompson, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Alice Yvonne Brandon with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the Trustee of **Alice Yvonne Brandon Trust**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Trust.
Witness my hand and official seal at office at 25th day of July, 2025.

Notary Signature
Commission Expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Shirley Thompson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be Quality Clean Construction, Inc., a Tennessee corporation, and that as such, Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.
Witness my hand and official seal at office at 25th day of July, 2025.

Notary Signature
Commission Expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

202507240058700

Tennessee Certification of Electronic Document

I, Ryan Beane, 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 07/25/2025 (date of document).

Affiant Signature

07/25/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of July, 2025.

Lakin Rowan
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

