Karen Johnson Davidson County
Batch# 1302937 DEEDQC
07/28/2025 12:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250728-0059436

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
John H. Bryan, III and Louise Comiskey Bryan, Co-Trustees Bryan Community Property Trust 4314 Iroquois Avenue Nashville, TN 37205	Same	130-03-0-119.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, we, JOHN H. BRYAN, III and LOUISE C. BRYAN (collectively, the "Grantor"), hereby quitclaim and convey to JOHN H. BRYAN, III and LOUISE COMISKEY BRYAN, as Co-Trustees of the BRYAN COMMUNITY PROPERTY TRUST dated April 17, 2025, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

A tract of land in the City of Belle Meade, Davidson County, Tennessee, being Lot No. 169 and the southerly 162.5 feet of Lot No. 167 on the Plan of the Royal Oaks Land Company Subdivision of The Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee and described as follows:

Beginning on an iron pin it being the southwest corner of Lot No. 169, also being the joining of the north margin of Iroquois Place with the east margin of Westview Avenue; thence northerly with the east margin of Westview Avenue 417.5 feet to an iron pin; thence easterly in a line perpendicular to Westview Avenue 210 feet to an iron pin on the easterly boundary of Lot No. 167; thence southerly with said boundary 423.9 feet to an iron pin on the northerly margin of Iroquois Place; thence westerly with said margin 208.8 feet to the point of beginning.

Being the same property conveyed to John H. Bryan, III and Louise C. Bryan, from James C. Gooch, Trustee, by Warranty Deed dated June 21, 2007, of record as Instrument No. 20070622-0074920, and recorded June 22, 2007, Register's Office for Davidson County, Tennessee.

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

The above description is the same as in the prior deed.

This is improved property known as 4314 Iroquois Avenue, Nashville, TN 37205.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 25th day of July, 2025.

JOHN H. BRYAN, III

LOUISE C. BRYAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, John H. Bryan, III and Louise C. Bryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 25th day of July, 2025.

MEGAN DANKO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public
My Commission Expires: 01/22/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

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

MEGAN DANKO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public
My Commission Expires: 01/22/2029

47834258.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Jul 25, 2025 (date of document).

Affiant Signature

07/28/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of July, 2025.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

202507280059436