FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF DAVIDSON **The actual consideration for this transfer pursuant to TENNESSEE CODE ANNOTATED § 67-4-409 is $0.00 as it is the dissolution of a tenancy by the entirety by the conveyance from one spouse to the other.** Affiant Notary My Commission Expires 11/25/2028 SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of SEPTEMBER 2025

Karen Johnson Davidson County
Batch # 1320235 DEEDQC
09/09/2025 11 26 48 AM 2 pgs
Fees $12 00 Taxes $0 00

20250909-0072005

CRAIG FLAGG
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/25/2028
WILLIAMSON COUNTY

Address of New Owner	Map – Parcel Number	Send Tax Bills To
Melody Carole 1244 Cliftee Drive Brentwood, Tennessee 37027	146-08-0-079 00	SAME AS NEW OWNER

This instrument prepared by
Kristen B. Amonette, Esq.
Lindsey Amonette McCarter Beauchamp + Glassford, PLLC
One American Center, 3100 West End Avenue, Suite 250
Nashville, Tennessee 37203

Property Address
381 Blackman Road, Nashville, Tennessee 37211

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of no dollars and no cents ($0 00) and for other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **BRETT CORNELIUS** (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **MELODY CAROLE** (hereinafter "Grantee[s]") any and all interest he has in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows

Land in Davidson County, Tennessee, being Lot No 406 on the Map of Section Six, Crieve Hall Estates, of record in Plat Book 2331, Page (s) 1 and 2, in the Register's Office for Davidson County, Tennessee

Said Lot No 406 fronts 90 feet on the Southerly side of Blackman Drive and runs back 195 4 feet on the Westerly line and 195 1 feet on the Easterly line to a dead line in the rear, measuring 90 feet thereon

Being the same property conveyed to Brett Cornelius and Melody Carole, husband and wife, by Warranty Deed from Purchasing Fund 2023-2, LLC, a Delaware limited Liability Company of record at Instrument Number 20240627-0048125, Register's Office for Davidson County, Tennessee, dated June 20, 2024 and recorded June 27, 2024

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable

government and zoning regula

This is improved property known as 381 Blackman Road, Nashville, Tennessee 37211

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER, OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein

GRANTOR: _____ **DATE:** 9/8/25

BRETT CORNELIUS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **BRETT CORNELIUS,** the within named Grantor, 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 for the purposes therein contained

Witness my hand and seal at office this the 8th day of SEPT., 2025

Notary Public

My Commission Expires 11/25/2028

CRAIG FLAGG
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/25/2028
WILLIAMSON COUNTY