Karen Johnson Davidson County
Batch# 1328270 DEEDQC
09/30/2025 09:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250930-0077573

File No: EMP-25005463
Grantor's Loan No. 1001944757

After Recording, Send to:
Empower Settlement Services, LLC
651 Holiday Drive
Plaza 5 Suite 400
Pittsburgh, PA 15220

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Melvin Keith Brentley II and Tamara Janelle Brentley, 1144 Shallowbrook Trail South, Antioch, TN 37013

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 175-06-0A-049-00

QUITCLAIM DEED

Melvin Keith Brentley II, who acquired title as Melvin Brentley II, married to Grantee herein ("Grantor"), of **1144 Shallowbrook Trail South, Antioch, TN 37013**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Melvin Keith Brentley II** and **Tamara Janelle Brentley,** husband and wife, intending to hold title as joint tenants with right of survivorship ("Grantee"), whose tax mailing address is **1144 Shallowbrook Trail South, Antioch, TN 37013,** with quitclaim covenants, his/her/their interest in the following described real estate:

The land hereinafter referred to is situated in the City of Antioch, County of Davidson, State of Tennessee, and is described as follows:

BEING ALL OF LOT NO. 49, SECTION ONE, THE PRESERVE AT OLD HICKORY "CLUSTER LOT SUBDIVISION", ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NUMBER 20060824-0104545, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTERS OF RECORD, INCLUDING ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

APN: 175-06-0A-049-00

Property Address is: 1144 Shallowbrook Trail South, Antioch, TN 37013

Being all that certain property conveyed from LEVON FRANCISCO KENDRICK, A SINGLE PERSON to MELVIN BRENTLEY II, SINGLE MAN by the deed dated September 29, 2016 and recorded October 3, 2016 as Instrument Number 20161003-0104085 of official records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on September 22, 2025:

Melvin Keith Brentley II, who acquired title as Melvin Brentley II

Melvin Keith Brentley II, who acquired title as Melvin Brentley II

STATE OF Tennessee
COUNTY OF Davidson

***who acquired title as Melvin Brentley II**

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Melvin Keith Brentley II**,* personally known to me, or has produced TN Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22nd day of September, 2025.

Tressie M Lewis
Notary Public

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 22nd day of September, 20 25.

Notary Public

My Commission Expires: 11/08/2028

SEAL

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Patricia Bleys, 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 09/22/2025 (date of document).

Affiant Signature

09/22/2025
Date

State of Tx

County of Denton

Sworn to and subscribed before me this 22 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/23/2028

NOTARY'S SEAL

JENNIFER GRESSETT
Notary ID #130644748
My Commission Expires
December 23, 2028