Karen Johnson Davidson County
Batch# 1339199 DEEDQC
10/29/2025 08:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251029-0085926

This instrument prepared by:
The Lambert Firm, PLLC
40 Burton Hills Boulevard #200
Nashville, Tennessee 37215

This instrument was prepared from information supplied by the parties. The Lambert Firm, PLLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

AFFIANT
Subscribed and sworn to before me on: 9/8/25

NOTARY PUBLIC
My Commission Expires: 11/8/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
JURITHA BRENT, TRUSTEE OF THE BRENT FAMILY LIVING TRUST, DATED JUNE 17, 2024 3177 HIDDEN CREEK DR. ANTIOCH, TN. 37013	JURITHA BRENT, TRUSTEE OF THE BRENT FAMILY LIVING TRUST, DATED JUNE 17, 2024 3177 HIDDEN CREEK DR. ANTIOCH, TN. 37013	173160A28700CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **Juritha M. Brent, single** ("Grantor") does hereby quitclaim and convey unto **JURITHA BRENT, TRUSTEE OF THE BRENT FAMILY LIVING TRUST, DATED JUNE 17, 2024** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Tennessee and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of HIDDEN CREEK PHASE 5 (A CLUSTER LOT SUBDIVISION) of record In Instrument No. 20060627-0076912, Register's Office for Davidson County to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Juritha M. Brent, single Deed dated January 30, 2025 from AMH 2014-3 Borrower, L.P. (fka AMH 2014-3 Borrower, LLC), of record at instrument no. 202502040008453 Register's Office for Davidson County.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This is improved property known as: 3177 HIDDEN CREEK DR. ANTIOCH, TN. 37013

IN WITNESS WHEREOF, Grantor has executed this instrument on 9/8/25

GRANTOR:

Juritha M. Brent
Juritha M. Brent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 9/8/25 before me, the undersigned notary, personally appeared **Juritha M. Brent** personally known to me to be the person described herein and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

My commission expires: 11-8-2028

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Emma Howard, 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 9/8/25 (date of document).

Emma Howard
Affiant Signature

9/8/25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8 day of SEPTEMBER, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL