PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ERIC@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Phillip Gordon Dean
AFFIANT

Subscribed and sworn to before me on this day, November 11, 2025.

Notary Public

My Commission Expires: _____

New Owner Address:
422 Bradford Dean Trust
422 Bradford GRN
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
142 07 0C 026.00

QUITCLAIM DEED

Phillip Dean, an unmarried person ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **422 Bradford Dean Trust**, dated November 11, 2025 ("Grantee", all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

Karen Johnson Davidson County
Batch# 1343647 DEEDQC
11/12/2025 12:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251112-0089995

WITNESS my hand on this day, **November 11, 2025**.

Phillip Dean

Phillip Dean

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Phillip Dean**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 11, 2025.

Courtney M. Hall

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

EXHIBIT A

Being Unit Number 26 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green, of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 7184, Page 71, said Register's Office (collectively the "Master Deed") to which Master Deed reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to Phillip Dean, unmarried, from Glenna A. Lyle, an unmarried woman, by deed of record in Instrument No. 20250321-0021172, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 422 Bradford GRN, Nashville, TN 37221.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 November 11, 2025.

Affiant Signature

11/11/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, November 11, 2025.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2027