Karen Johnson Davidson County
Batch# 1345507 DEEDQC
11/13/2025 08:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251113-0090291

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is *NONE*.

Jessica L. Rich
Affiant

Subscribed and sworn to before me, this 12 day of November, 2025.

Karen Howard
Notary Public

KAREN HOWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 6, 2029

My Commission Expires: 3-6-29

THIS INSTRUMENT WAS PREPARED BY:

Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN PLLC
150 Third Avenue South, Suite 1700
Nashville, TN 37201
(615) 244-4994

Address New Owner As Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jessica L. Rich 708 Lynnbrook Road Nashville, Tennessee 37215	Same	Tract 1: 91-3-1B-120-CO Tract 2: 104-8-0E-3-CO Tract 3: 104-16-268 Tract 4: 105-7-2N-1-CO Tract 5: 105-7-2N-2-CO

EXECUTRIX'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JESSICA L. RICH, EXECUTRIX OF THE ESTATE OF CLYDE L. BROWN**, deceased (the "Decedent"), who died on March 2, 2024, and whose estate is being administered in the Probate Court for Davidson County, Tennessee, Case No. 24PR-834, for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and in connection with the distribution of the estate of Decedent pursuant to Decedent's last will and testament dated June 27, 2017, which was duly admitted to probate and is of record in the Circuit Court Clerk's Office for Davidson County, Tennessee, hereby remises, releases and forever quitclaims unto **JESSICA L. RICH**, her heirs and assigns, all of the right,

title and interest of Decedent and Decedent's estate in and to certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Tracts 1 through 4 of the Property are improved, but Tract 5 is unimproved. Tract 1 of the Property is generally known as 1677 54th Avenue North, Unit 120, Nashville, Tennessee 37209; Tract 2 is generally known as 1620 18th Avenue South, Nashville, Tennessee 37212; Tract 3 is generally known as 1713 Beechwood Avenue, Nashville, Tennessee 37212; Tract 4 is generally known as 565 Moore Avenue, Nashville, Tennessee 37203; and Tract 5 is generally known as 1604 Martin Street, Nashville, Tennessee 37203.

This instrument is given, and the Property is quitclaimed, subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument is executed as of the 12th day of November, 2025.

Jessica L. Richa

JESSICA L. RICHA, EXECUTRIX
of the Estate of Clyde L. Brown

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA L. RICH, EXECUTRIX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Executrix of the Estate of Clyde L. Brown and is authorized to execute this instrument on behalf of said Estate.

WITNESS my hand, at Nashville, Tennessee, this 12th day of November, 2025.

Karen Howard
Notary Public

My Commission Expires: 3-6-29

KAREN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 6, 2029

EXHIBIT A

Property Description

TRACT 1:

Land in Davidson County, Tennessee, being Unit No. 120, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Silo West Nashville Master Condominium, a Horizontal Property Regime of record as Instrument No. 20200915-0105204, and as amended in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689, and Instrument No. 20220823-0094974, and being shown on Plat attached thereto as Exhibit "B," in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clyde L. Brown, by deed from Silo West Nashville, LLC, of record as Instrument No. 20221012-0111937, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being Unit No. 1620, Prestwick Place Condominiums, a Condominium located on 18th Avenue South, Nashville, Tennessee, as shown on the condominium Master Deed, of record in Book 6646, Page 196, amended in Book 6725, Page 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Clyde L. Brown by deed from Keith B. Simmons, Executor of the Estate of Kay S. Simmons, of record as Instrument No. 20220816-0092555, Register's Office for Davidson County, Tennessee.

TRACT 3:

Land in Davidson County, Tennessee, being the West one-half of Lot No. 231 in the Belmont Land Company's Plan of Lots called Belmont Heights, as of record in Book 421, Page 34, of the Register's Office for said County.

Said Westerly one-half of Lot 231 fronts 50 feet on the Southerly side of Beechwood Avenue, and extends back 175 feet to an alley. Said lot extends back between parallel lines.

Being the same property conveyed to Clyde L. Brown by deed from Frederick S. Lawrence, of record as Instrument No. 20220831-0098373, Register's Office for Davidson County, Tennessee.

TRACT 4:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 565 Moore Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20210121-0008997, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Clyde L. Brown by deed from Ryan Long and Jordan Long, of record as Instrument No. 20220826-0096767, as corrected by Scrivener's Affidavit of record as Instrument No. 20221024-0115368, as further corrected by deed of correction of record as Instrument No. 20250529-0042153, Register's Office for Davidson County, Tennessee.

TRACT 5:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 565 Moore Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20210121-0008997, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Clyde L. Brown by deed from Ryan Long and Jordan Long, husband and wife, of record as Instrument No. 20220826-0096767, as corrected by Scrivener's Affidavit of record as Instrument No. 20221024-0115368, as further corrected by deed of correction of record as Instrument No. 20250529-0042153, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jack W. Robinson, Jr., 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 November 12, 2025.

Affiant Signature

Date: November 12, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of November, 2025.

Notary's Signature

My Commission Expires: 3-6-29

Notary's Seal

