QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1345718 DEEDQC
11/13/2025 12:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251113-0090498

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 2025.

Notary Public
Date of Expiration:

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-17-2029

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE, LLC
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Brinsfield	**NEW OWNER**	**164-13-0-178.00**
(NAME)	(NAME)	
5713 Murphywood Crossing		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Caitilin Smith, unmarried** ("Grantor") do hereby quitclaim unto **Kevin Brinsfield, unmarried** ("Grantee").

his, heirs, successors and assigns, any and all interest that I have in that certain tract or parcel of land located in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 175 on the Plan of Final Plat Asheford Crossing Section Three of record in Plat Book 9700, Page 545, 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 the same property conveyed to Kevin Brinsfield, a single man and Caitilin Smith, a single woman by a Warranty Deed from Brian L. Rainer and spouse Diana Silvia Rainer, of record as Instrument No. 20140702-0058374

BEING improved real property commonly known as **5713 Murphywood Crossing, Antioch, TN 37013**

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

Witness my hand this the 29 day of August, 2025.

Caitilin Smith

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Caitilin Smith, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of August, 2025.

Notary Public
My Commission Expires: 11-02-2026

JOE WOMACK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 2, 2026

Tennessee Certification of Electronic Document

I, Debra Paulsson 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 8/29/25 (date of document).

D Paulsson
Affiant Signature

11/12/25
Date

State of Tennessee

County of Sumner

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

Jennifer Russell
Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

