Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Reaghan Roper Paddock and William Arthur Paddock, Co-Trustees 1133 Brookmeade Drive Nashville, TN 37204	**131 04 0 228.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **William Paddock and Reaghan Paddock, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Reaghan Roper Paddock and William Arthur Paddock, Co-Trustees of the Paddock Family Revocable Trust dated November 13, 2025** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1133 Brookmeade Drive, Nashville, TN 37204**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Karen Johnson Davidson County
Batch # 1347481 DEEDQC
11/18/2025 09:51:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251118-0091643

Subscribed and sworn to before me this 13th day of November, 2025.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 13th day of November, 2025.

WILLIAM PADDOCK

REAGHAN PADDOCK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Paddock and Reaghan Paddock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 13th day of November, 2025.

Notary Public

My Commission Expires:
06/20/2027

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 37 on the Duncanwood, as of record in Plat Book 1424, Page 139, said Registers Office.

Said Lot No. 37 front 100 feet on the Southerly side of Brookmeade Drive and runs back between parallel lines 182 feet to a dead line.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Duncanwood, as recorded in Plat Book 1424, Page(s) 139.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1786, Page 178.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20230927-0075766.
No coverage is provided as to the amount of acreage or square footage of the land.

BEING the same property conveyed to William Paddock and Reaghan Paddock, husband and wife (as tenants by the entirety) from Montgomery Classic Construction, LLC, a Tennessee limited liability company, by warranty deed filed for record on March 14, 2024, Instrument Number 20240314-0017651, as of record in the Register's Office for Davidson County, Tennessee.