Karen Johnson Davidson County
Batch # 1355790 DEEDQC
12/09/2025 11:28:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20251209-0097871

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE MOXIE MAE BROWN REVOCABLE LIVING TRUST	**SAME**	**127-0-197**
(NAME) **7805 Aslan Court**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **ANITA CARLA LICALSI, Trustee of THE FOXY MAE BROWN REVOCABLE TRUST, dated February 27, 2006 and as amended and restated on September 5, 2018 (Also known as *"The Foxie Mae Brown Revocable Trust, dated February 27, 2006 and as amended and restated on September 5, 2018"*)** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **LINDA ANTOINETTE LICALSI, Trustee of THE MOXIE MAE BROWN REVOCABLE LIVING TRUST, dated April 29, 2025,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

BEING Lot No. 5 on the Plan of Saddle Ridge Subdivision, Section 1, of record in Plat Book 5800, Page 4, Register's Office for Davidson County, Tennessee to which reference is made for a complete description.

BEING the same property conveyed to Richard A. Farlow and wife, Robin F. Farlow by Deed from Gary T. Keith and wife Carolyn J. Keith dated April 28, 2003 recorded on April 30, 2003 in Instrument No. 20030430-0057782 in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Linda A. Licalsi by Deed from Richard A. Farlow, and wife Robin F. Farlow, dated February 22, 2008, and recorded February 27, 2008, in Instrument No. 20080227-0018999, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to THE FOXIE MAE BROWN REVOCABLE TRUST, dated February 27, 2006 and as amended and restated on September 5, 2018, from Linda A. Licalsi, by Quitclaim Deed dated May 27, 2025, of record in Instrument No. 20250613-0046331, Register's Office for Davidson County, Tennessee.

The said FOXY MAE BROWN REVOCABLE TRUST, dated February 27, 2006 and as amended and restated on September 5, 2018 and FOXIE MAE BROWN REVOCABLE TRUST, dated February 27, 2006 and as amended and restated on September 5, 2018, are one in the same entity.

Unimproved ( )
This is improved (X) property, known as: **7805 Aslan Court, Nashville, Tennessee 37221.**

Witness our hands, this the 5th day of December, 2025.

Anita Carla Licalsi, Trustee

ANITA CARLA LICALSI, Trustee
THE FOXIE MAE BROWN REVOCABLE TRUST, dated February 27, 2006 and as amended and restated on September 5, 2018

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 **ANITA CARLA LICALSI, Trustee of THE FOXY MAE BROWN REVOCABLE TRUST, dated February 27, 2006 and as amended and restated on September 5, 2018,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 5th day of December, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public