Karen Johnson Davidson County
Batch # 1355790 DEEDQC
12/09/2025 11:28:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251209-0097872

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Maxine P Brewster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 2025.

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

Notary Public

MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

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 MAXINE BREWSTER REVOCABLE LIVING TRUST	**SAME**	**155-00-0-074**
(NAME) **6709 Cold Stream Drive**	(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, **Maxine P. Brewster, unmarried,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Maxine Brewster, Trustee of THE MAXINE BREWSTER REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE MAXINE BREWSTER REVOCABLE LIVING TRUST, Dated November 24, 2025**, as amended from time to time, and to her 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:

Land in Davidson County, TN. Being Lot No. 53 on the Plan of Section 1, Allens Green, of record in Book 7900, Page 632, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Zaring Homes, Inc. by deed from Helen Sona Griffin, unmarried; Charles W. Griffin, Jr. and wife, Barbara S. Griffin of record in Book 9227, Page 976, Register's Office for Davidson County, TN.

Further being the same property conveyed to Maxine P. Brewster and Vernon M. Brewster, as tenants in common, with the right of survivorship, from Zaring Homes, Inc., by Warranty Deed dated August 22, 1995, of record in Book 9771, Page 245, Register's Office for Davidson County, Tennessee.

The said Vernon M. Brewster having died on February 27, 2013, leaving Maxine P. Brewster as the sole tenant, in fee simple.

Subject restrictions of record in Book 9231, Page 789; Easement in Book 8278, Page 236; Charter in Book 9231, Page 826; Agreement in Book 9278, Page 36; Book 8626, Page 884, and all matters shown on the Plan of Record.

Previous conveyances included for reference.

Unimproved ( )
This is improved (X) property, known as: **6709 Cold Stream Drive, Nashville, TN 37221.**

Witness our hands, this the 2nd day of December, 2025.

x Maxine P Brewster
Maxine P. Brewster

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 **Maxine P. Brewster,** 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 he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 2nd day of December, 2025.

My Commission Expires: 3/3/2026

Notary Public

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