Karen Johnson
Batch # 1358789
12/17/2025 08:16:43 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20251217-0100109

THIS INSTRUMENT PREPARED BY:
Wood Stabell Law Group
4535 Harding Pike Ste. 100
Nashville, Tennessee 37205

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Bryan Anthony Scott 2006B Overhill Dr Nashville, TN 37215	Same	131-02-4K-002.00

QUITCLAIM DEED

THIS INSTRUMENT is made as of this 12th day of December, 2025, by and between **FALON VEIT SCOTT,** a Tennessee resident, (the "**Grantor**"), and **BRYAN ANTHONY SCOTT**, a Tennessee resident, (the "**Grantee**") (the terms Grantor and Grantee to include their respective successors and assigns where the context hereof requires or permits).

WITNESSETH THAT Grantor, for the good and valuable consideration as set forth in the Marital Dissolution Agreement executed between the parties, the receipt, adequacy, and sufficiency of which are hereby acknowledged by Grantor, has granted, released, remised, quitclaimed, and conveyed, and by these presents does hereby grant, release, remise, quitclaim and convey unto Grantee, Grantor's interest in the real property described on **Exhibit A** attached hereto and by reference incorporated herein, together with any and all improvements, fixtures, and appurtenances located thereon (the "**Property**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members, and appurtenances to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee, forever, in FEE SIMPLE.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed as of the day and year first above written.

GRANTOR:

Falon Veit Scott

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 **Falon Veit Scott** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in aforesaid County and State, this 12th day of December, 2025.

Notary Public

NANCY W. STABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My commission expires:

EXHIBIT A

THE PROPERTY

Land in Davidson County, Tennessee, being Unit B, 2006 Overhill Commons, a Townhouse Planned Unit Development, as shown on Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20160119-0005133, and Amendment recorded in Instrument No. 20170628-0064789, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to **Bryan A. Scott and Falon Veit Scott**, by Warranty Deed from **Jay Cody Carnes, Trustee, or his successors in trust, under the Harris Family Living Trust, dated November 14, 2015**, dated January 14, 2021, and recorded on January 19, 2021 in Instrument No. 20210119-0007698, Register's Office for Davidson County, Tennessee.

This property is generally located: 2006 B Overhill Drive, Nashville, TN 37215

SUBJECT TO THE FOLLOWING:

1. Easement, setbacks and all other matters shown on the Plat of record at Book 843, Page 66, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
2. Declaration of Covenants, Conditions and Restrictions of 2006 Overhill Commons, a Horizontal Property Regime with Private Elements of record Instrument No. 20160119-0005133, and amended in Instrument No. 20170628-0064789, said Register's Office.