Karen Johnson Davidson County
Batch # 1361695 DEEDQC
12/29/2025 08:42:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251229-0102375

This Instrument Prepared By
and After Recording Return to:

Melrose Title Company
151 Major Reynolds Place
Suite 102
Knoxville, TN 37919
(865)694-1400

File No. : Browning QCD

SEND TAX BILLS TO:
Claudia Browning
2200 Hay Meadow Trial
Knoxville, TN 37920

OWNER AND ADDRESS:
Claudia Browning
1503 Underwood Street
Nashville, TN 37208

Tax ID No.: 081-15-0-267.00

STATE OF TENNESSEE)
COUNTY OF KNOX)

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of December 2025.

Notary Public
My commission expires: 6/24/2027

Anita R Ward
STATE OF TENNESSEE NOTARY PUBLIC
County of Blount

QUITCLAIM DEED

THIS INDENTURE, made effective this _____ day of December 2025, by and between

Dennis Mongan, unmarried
("Grantor"), and

Claudia Browning, unmarried
("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of One and no/100 U.S. Dollars ($1.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and does hereby remise, release and quitclaim unto Grantee all of Grantor's right, title and interest in and to the following described real property, with the hereditaments and appurtenances thereto appertaining, to-wit:

Land in Davidson County, Tennessee, being the Westerly 45 feet of Lot No. 262 on the Plan of D. T. McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot 262 front 45 feet on Underwood Street beginning at a point on the Southerly side of Underwood Street 125 feet from the Westerly margin of 14th Avenue North and runs back between parallel lines 50 feet to a dead line.

BEING the same property conveyed to Dennis Mongan, unmarried, from Homefront Property Solutions, LLC, a Tennessee limited liability company, by Warranty Deed dated January 29, 2021, and recorded February 3, 2021, as Instrument No. 20210203-0015345, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Homefront Property Solutions, a Tennessee limited liability company, from Jeffrey L. Hale, married, by Special Warranty Deed dated Jul7 9, 2018, and recorded July 11, 2018, as Instrument No. 20180711-0067193, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all applicable conditions, covenants, reservations, easements, charges, liens, leases, permissive use agreements, restrictions, and setback lines, including but not limited to those set out on the aforesaid subdivision plat, of record in said Register's Office, and to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described.

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED AND CONVEYED HEREIN. THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED TO THE PREPARER. NO REPRESENTATION AS TO THE ACCURACY THEREOF IS MADE, INTENDED OR TO BE IMPLIED.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the date first above written.

Dennis Mongan

Dennis Mongan

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dennis Mongan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd of December, 2025.

Anita R. Ward

Notary Public

My commission expires: 8/24/2027

Anita R Ward
STATE OF TENNESSEE NOTARY PUBLIC
County of Blount