Karen Johnson Davidson County
Batch # 1365996 DEEDQC
01/06/2026 08:58:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260106-0000699

THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 30th day of December, 2025* *Notary Public* *My commission expires: 5/21/28* BRITTNEY MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-21-2028

QUITCLAIM DEED

Name and Address of New Owner:
The B&L Trust
Baker Edmond Reynolds and Lauren Whitley Fields, Trustees
2222 Henpeck Lane
Franklin, TN 37064

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
1649 Brockton Lane Nashville, TN 37221	141-05-0A-576.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LAUREN W. FIELDS, MARRIED (previously a single woman),** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **THE B&L TRUST, BAKER EDMOND REYNOLDS AND LAUREN WHITLEY FIELDS, TRUSTEES,** hereinafter called **"GRANTEE,"** its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No, 576 on the Plan of Final Plat Avondale, Phase 3, Section 1, Major Subdivision "Cluster Lot Subdivision" of record in Plat at Instrument No. 20140728-0066971, and amended in Inst. No 20190313 0023161, in the Register's Office for Davidson

County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lauren W. Fields, a single woman (now married), from Dennis Taylor and Sara Taylor, husband and wife, by Deed dated April 26, 2019, Instrument Number 20190506-0042071, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 30th day of December, 2025.

LAUREN W. FIELDS

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

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

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

NOTARY PUBLIC

BRITTNEY MULVANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-21-2028