Karen Johnson Davidson County
Batch# 1367542 DEEDQC
01/08/2026 10:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260108-0001699

This Instrument Prepared By:
Reginald Harrion, Esq.
o/b/o DeedPro, LLC
1349 Galleria Drive Suite 100
Henderson, NV 89014
Phone: 702-736-6400

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Brenda Ann Gross, et al 602 Fatherland Street Nashville, TN 37206	Brenda Ann Gross, et al 602 Fatherland Street Nashville, TN 37206	Map/Parcel: 082 16 0 224.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Brenda Ann Gross, an unmarried woman** by these presents do hereby quitclaim and convey unto the said **Brenda Ann Gross, an unmarried woman, and Thurman Gross, IV, unmarried man**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to add additional title holder.

This is unimproved ( ) property known as 602 Fatherland Street, Nashville, TN 37206
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 26th day of December, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Brenda Ann Gross

Brenda Ann Gross

ACKNOWLEDGMENT

STATE OF Tennessee)
ss
COUNTY OF Davidson)

Personally appeared before me, Brent Adair, a Notary Public in and for said County and State, Brenda Ann Gross the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Davidson County, Tennessee this 26 day of December, A.D., 2025.

NOTARY STAMP/SEAL

BRENT ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Oct. 4, 2027

NOTARY PUBLIC
Notary Commission Expires: 10/04/2027

AFFIDAVIT OF VALUE

STATE OF Tennessee)
ss
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (4).

Subscribed and sworn to before me this the 26 day of December, 2025.

(Affix Seal)

Brenda Gross
Affiant

Brent Adair
Notary Public

My Commission Expires: 10/04/2027

BRENT ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Oct. 4, 2027

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF J. S. WILLIAMSON ADDITIONS TO EDGEFIELD, OF RECORD IN PLAT BOOK 21, PAGE 45, REGISTER'S OFFICE OF SAID COUNTY.

SAID LOT FRONTS 50 FEET ON THE SOUTHEASTERLY MARGIN OF FATHERLAND STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 210 FEET TO AN ALLEY.

Being the same property conveyed to Brenda Ann Gross, an unmarried woman by Deed from Martha Lee, an unmarried woman of record in Document No. 20161011-0107708, said Register's Office.

Certificate of Authenticity

I, Tracey L. Rusin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/26/2025.

Date

Tracey L Rusin

Affiant Signature

12/30/2025

Date

State of New York

County of Monroe

Sworn to and subscribed before me this 30 day of December, 20 25.

Christine N. Lawson

Notary's Signature

Notary Signature

My Commission Expires: 02/22/2028 Date

Notary's Seal (if on paper)

Christine N. Lawson
Notary Public, State of New York
Reg. No. 01LA6337415
Qualified in Ontario County
Commission Expires February 22, 2028