NEW OWNER:
NORTHSTAR PROPERTIES 615, LLC
6708 Ascot Drive
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: bjt

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Map & Parcel No.: 08111007000 (PARCEL I)
Map & Parcel No.: 15007038200 (PARCEL II)
Map & Parcel No.: 04915003800 (PARCEL III)
Map & Parcel No.: 05912002400 (PARCEL IV)
Map & Parcel No.: 16412006000 (PARCEL V)
Map & Parcel No.: 07112030000 (PARCEL VI)
Map & Parcel No.: 060110A03200 (PARCEL VII)
Map & Parcel No.: 15011009200 (PARCEL VIII)



QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, **SHERRY ANITA LARGENT and JUSTIN DANIEL BRATCHER,** have this day bargained and sold and by these presents do hereby quitclaim and convey unto **NORTHSTAR PROPERTIES 615, LLC, a Tennessee limited liability company,** its successors and assigns, forever, all of our right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

PARCEL I:

Being the southerly part of Lot No. 311 on the Plan of J.M., T.J., and G.W. Harding's Plan, of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot fronts 57 feet of the East side of 22nd Avenue North and runs back parallel lines 150 feet to a dead line.

This is **IMPROVED** property known as: **1748 22nd AVENUE NORTH, NASHVILLE, TN 37208**.

PARCEL II:

Being known and designated as all of Lot No. 363, on the Plat of Towne Village of The Country, Section 4-B, of record in Plat Book 6250, Page 496, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 363 fronts 64.43 feet on the easterly margin of Fall Court and extends back 135.04 feet on the southerly line and 155 feet on the northerly line to a deadline in the rear measuring 82.38 feet thereon.

This is **IMPROVED** property known as: **812 FALL COURT, ANTIOCH, TN 37013**.

PARCEL III:

Being known and designated as all of Lot No. 30, on the Plan of Deer Meadows, Phase II, of record in Plat Book 6250, Page 280, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

This is **IMPROVED** property known as: **721 FLINT RIDGE DRIVE WHITES CREEK, TN 37189**.

PARCEL IV:

Being known and designated as all of Lot No. 51, on the Plan of Highland Trace Subdivision, Section 2, of record in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

This is **IMPROVED** property known as: **2532 & 2534 HIGHLAND TRACE DRIVE, NASHVILLE, TN 37207**.

PARCEL V:

Being known and designated as all of Lot No. 188, on the Plan of 2nd Revision to the Final Plat of Meadow Woods, Phase I, of record in Plat Book 9700, Page 570, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

This is IMPROVED property known as: **205 PIN OAK COURT, ANTIOCH, TN 37013**.

PARCEL VI:

Being known and designated as all of Lot No. 1, on the Plan of Gregor Subdivision, of record in Plat Book 5190, Page 155, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

This is **IMPROVED** property known as: **1504 ROSEDALE AVENUE, NASHVILLE, TN 37207**.

PARCEL VII:

Being known and designated as all of Lot No. 43, on the Plan of Pine Ridge, Section Three, a Planned Unit Development of record in Plat Book 6900, Page 660, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot Nos. 198 and 199 front twenty-five (25) feet each on the easterly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

This is **IMPROVED** property known as: **407 SHADETREE COURT, NASHVILLE, TN 37207**.

PARCEL VIII:

Being known and designated as all of Lot No. 145, on the Plan of Towne Village of The Country, Section 2, of record in Plat Book 5200, Pages 176 & 177, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

This is **IMPROVED** property known as: **300 SHOPPE COURT, ANTIOCH, TN 37013**.

All of the above being the same property conveyed to SHERRY ANITA LARGENT, a forty-five percent (45%) interest, and JUSTIN DANIEL BRATCHER, a fifty-five percent (55%) interest, as joint tenants with a right of survivorship, by Quitclaim Deed from Cheryl B. Atwell, Trustee of the Bratcher Living Trust dated August 6, 2007, dated October 16, 2025, and of record in Instrument No. 20251114-0090786, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS OUR SIGNATURES hereto this 7 day of January, 2026.

Sherry Anita Largent
SHERRY ANITA LARGENT

Justin Daniel Bratcher
JUSTIN DANIEL BRATCHER

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SHERRY ANITA LARGENT and JUSTIN DANIEL BRATCHER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7 day of January, 2026.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 03, 2029

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

Diana Carnack
AFFIANT

Sworn to and subscribed to before me this the 7 day of January, 2026.

NOTARY PUBLIC

My commission expires: 