Karen Johnson Davidson County
Batch# 1371640 DEEDQC
01/22/2026 09:19:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260122-0005188

This instrument prepared by
and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Mollie Gass, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel No.
P.O. Box 9209 Gallatin, Tennessee 37066 Attn: Sean Clayton Brewer	Fifth Third Bank, N.A. 5001 Kinglsey Drive, MD 1MOBAT Cincinnati, Ohio 45263	Map/Tax Parcel ID: 082 13 0G 406.00

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SEAN CLAYTON BREWER**, an individual (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **303 CRIDDLE 406 LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2026 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20 day of January, 2026.

GRANTOR:

By: _____
Name: Sean Clayton Brewer

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Sean Clayton Brewer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

WITNESS my hand, at office, this 20 day of January, 2026.

_____
Notary Public

My Commission Expires:

3/20/28

ANJA KAY PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 28 day of January, 2026.

Affiant

Notary Public

My Commission Expires: 3/20/28



EXHIBIT "A"

Legal Description of the Property

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 406, as specified on the Plat Shown in the Master Deed, on the Plan of Harrison Square Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed and By-Laws for Harrison Square Condominiums, of record in Instrument No. 20060823-0103941 and amended in Instrument No. 20071025-0126183 and in Instrument No. 20080104-0001138 and in Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference id hereby made to the plan of Harrison Square Condominiums, Phase II, for placement of units, as shown on Exhibit "A" to the First Amendment to the Master Deed of record in Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Sean Clayton Brewer, a single person, by Warranty Deed from Julia Allen, a single woman, dated August 6, 2021, of record in Instrument No. 20210811-0108491, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Sean Clayton Brewer, 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 **January 20, 2026.**

Sean Clayton Brewer

1/20/26
Date

STATE OF TENESSEE)
COUNTY OF Williamson

On 1/20/26, before me, the undersigned, personally appeared Sean Clayton Brewer, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 3/20/28

ANJA KAY PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY