QUITCLAIM DEED

Karen Johnson
Batch # 1371700
01/22/2026 11:37:17 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260122-0005261

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS **$0.00.**

Joseph C Britton Jr
Affiant

Subscribed and sworn to before me this 15th day of January, 2026.

Notary Public
My Commission expires: March 4, 2028
(affix seal)

KRISTAL HALL BOONE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY: Boone Law, PLLC, Kristal Hall Boone, 750 Old Hickory Blvd. Bldg. 2, STE 150, Brentwood, TN 37027		
NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP, GROUP & PARCEL NO.:**
Joseph C. Britton, Jr., Trustee of the Britton Family Trust dated January 15, 2026	Joseph C. Britton, Jr., Trustee of the Britton Family Trust dated January 15, 2026	081.20-0-152.00
1723 Pecan St.	1723 Pecan St.	
Nashville, TN 37208	Nashville, TN 37208	

KNOW ALL MEN BY THESE PRESENTS that ~~Joseph~~ Joseph C. Britton, Jr., **unmarried,** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto, **Joseph C. Britton, Jr., Trustee of the Britton Family Trust Dated January 15, 2026**, his heirs and assigns, his entire right, title and interest in and to a certain tract of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows:

> Being Lot No. 21 in John A. Bell's Subdivision of the Fox Lands, as of record in Book No. 332, page 41, Register's Office for Davidson County, Tennessee. Said Lot No. 21 fronts 50 feet on the southerly side of Howard Street, and runs back between parallel lines 142 feet to an alley.
>
> Being the same property conveyed to Joseph C. Britton, Jr., unmarried, by Quitclaim Deed from Hollis T. Biffle, Jr. and Joseph C. Britton, Jr., dated and recorded March 18, 2005, as Instrument # 20050318-0030152, in said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This quitclaim deed was prepared solely upon information provided by the party and no title examination or research was requested of or conducted by the preparer thereof.

This is improved property known as: **1723 Pecan St., Nashville, TN 37208.**

WITNESS my hand this 15th day of January, 2026

Joseph C. Britton, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainer, **Joseph C. Britton, Jr.**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Notarial Seal this 15th day of January, 2026.

KRISTAL HALL BOONE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission expires: March 7, 2028