Karen Johnson Davidson County
Batch # 1375353 DEEDQC
02/03/2026 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260203-0007358

THIS INSTRUMENT PREPARED BY:
Katlin A. Ryan, Esq. BPR #035307
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Brooklyn E. Culbertson 2935 Winterberryy DR. #15 Nashville, TN 37207	Same	050 02 0D 046.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

Katlin Ryan
Affiant

SUBSCRIBED AND SWORN to before me this 30th day of January, 2026.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

Notary Public
My Commission Expires: 5/8/29

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, the undersigned, HOWARD L. HALE, hereinafter "Grantor," do hereby quitclaim and by these presents do transfer and convey unto BROOKLYN CULBERTSON, her heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of real property located in Davidson County, Tennessee and more fully described on **Exhibit A** attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 30 day of January, 2026.

Howard L. Hale
HOWARD L. HALE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, HOWARD L. HALE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand this 30th day of January, 2026.

Notary Public

My Commission Expires:

5/8/29

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

Exhibit A

Land in Davidson County, Tennessee, being Unit No. 46 on the Plan of Thornton Grove Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Town homes, a Town home Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 18 & 1 C), of record in Instrument No. 20201209-0143747, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Howard L. Hale and Brooklyn Culbertson as tenants in common by Special Warranty Deed of record in Instrument No. 20220801-0086951, Register's Office for Davidson County, Tennessee.

This is improved property known as 2935 Winterberry Drive, #15, Nashville, TN 37207.