This instrument prepared by:
John L. Billings, Esq.
The Law Office of John L. Billings, PLLC
4617 Chambliss Avenue
Knoxville, TN 37919

Owner/Responsible Tax Payer:
Eric and Mimi Brown, Co-Trustees
of the Brown Revocable Living
Trust
105 Brian Circle
Antioch, TN 37013

Map/Parcel #
136-10-0A-048.00-C

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar and other good and valuable consideration, **MIMI LEE BROWN and ERIC BARCLAY BROWN, wife and husband** ("Grantors") do hereby quitclaim and convey unto **MIMI LEE BROWN and ERIC BARCLAY BROWN, Co-Trustees of THE BROWN REVOCABLE LIVING TRUST, dated** Jan 20, 2026 ("Grantee"), their successors and assigns, all of the Grantors right, title and interest in and to the following described property in in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit 62-A of Lot 62, on the condominium site plan, Lots 11 through 14, and Lots 57 through 62, on the condominium side, Priest Lake Forest, a Horizontal Property Regime, as established by Master Deed of record in Book 5931 Page 645, and as amended in Book 6124 Page 956, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mimi Lee Brown and Eric Barclay Brown, wife and husband, by warranty deed from Ali Nouri, a married man, of record in Instrument No. 20200717-0078954, Register's Office for Davidson County, Tennessee, and dated July 17, 2020.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Priest Lake Forest of record in Plat Book 5931 Page 645, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 5931, Page 645 in the official records of the Davidson County Register of Deeds.

3. By-Laws of record in Book 5931 Page 645, Register's Office for Davidson County, Tennessee.

This property is improved property known as 2824 Lake Forest Drive, Nashville, TN 37217.

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR SURVEY. THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS OR WARRANTIES CONCERNING THE TITLE TO THE PREMISES OR THE ACCURACY OF THE PROPERTY DESCRIPTION.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed as of the 20 day of Jan, 2026.

Mimi Lee Brown
MIMI LEE BROWN, wife

Eric Barclay Brown
ERIC BARCLAY BROWN, husband

Karen Johnson
Batch # 1375572
02/04/2026 08:47:24 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260204-0007645

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared me, the undersigned, a Notary Public of the State and County aforesaid, MIMI LEE BROWN and ERIC BARCLAY BROWN, wife and husband, the within bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purpose therein contained.

Witness my hand and seal at office in the aforesaid county, this 20 day of January, 2024

Notary Public

My commission expires: 09-27-2028

ERICA A. HANSBROUGH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-27-2028

AFFIDAVIT

This transfer is exempt from tax pursuant to *Tenn. Code Ann.* §67-4-409(a)(1)(C)(vi), and no oath of value shall be required.

Eric Barclay Brown

ERIC BARCLAY BROWN, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 20 day of January, 2024

Notary Public

My commission expires: 09-27-2028

ERICA A. HANSBROUGH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-27-2028