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 #
173-4A-8CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar and other good and valuable consideration, **ERIC BARCLAY BROWN and wife, MIMI LEE BROWN** ("Grantors") do hereby quitclaim and convey unto **ERIC BARCLAY BROWN and MIMI LEE BROWN, Co-Trustees of THE BROWN REVOCABLE LIVING TRUST, dated** Jan 26, 2026 ("Grantee"), their successors and assigns, all of the Grantors' right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 8 on the Plan of Oak Highlands, Phase One, of record in Plat Book 6900 at pages 432, 433, 434 and 435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eric Barclay Brown and wife, Mimi Lee Brown, by deed from Jeff Ford and wife, Sandra Ford, of record in Book 9508, Page 329, 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 is improved property known as 105 Brian Circle, Antioch, Tennessee 37013

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 26 day of Jan, 2026.

Eric Barclay Brown
ERIC BARCLAY BROWN

Mimi Lee Brown
MIMI LEE BROWN, wife

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

Davidson County
DEEDQC
2 pgs

20260204-0007646

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared me, the undersigned, a Notary Public of the State and County aforesaid, ERIC BARCLAY BROWN and wife, MIMI LEE BROWN, 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, 2026

Erica A Hansbrough
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, 2026

Erica A Hansbrough
Notary Public

My commission expires: 09-27-2028

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