THIS INSTRUMENT IS PREPARED BY: Zelia Louise Zierau Skinner 432 Murfreesboro Pike #101 Nashville, TN 37210 **Record and return to:** Zelia Louise Zierau Skinner 432 Murfreesboro Pike #101 Nashville, TN 37210	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration for this transfer is One Dollar ($1.00) and other good and valuable consideration. This conveyance is exempt from Tennessee transfer tax pursuant to TCA § 67-4-409(a)(1). Christian Brandt Christian Xavier Brandt, Affiant Subscribed and sworn to before me this 4 day of February, 2026. Notary Public My Commission Expires: August 15 2026

ALYSSA DIETRICH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

QUITCLAIM DEED

Address New Owner:	**Send tax bills to:**	**Tax Information:**
Christian Xavier Brandt and Zelia Louise Zierau Skinner 432 Murfreesboro Pike #101 Nashville, TN 37210	Christian Xavier Brandt and Zelia Louise Zierau Skinner 432 Murfreesboro Pike #101 Nashville, TN 37210	Map and Parcel No.: 106010A10100CO

The Grantor Christian Xavier Brandt is married to Zelia Louise Zierau Skinner.

Christian Xavier Brandt, a married man, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, this conveyance being exempt from Tennessee transfer tax pursuant to TCA § 67-4-409(a)(1), does hereby quitclaim and convey unto Christian Xavier Brandt and Zelia Louise Zierau Skinner, husband and wife, as tenants by the entirety with right of survivorship, all of his right, title, and interest in and to the following described real property:

Karen Johnson Davidson County
Batch # 1375951 DEEDQC
02/04/2026 04:24:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260204-0008092

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 101, together with the appurtenant interest in the common elements of 432 Murfreesboro Pike Flats Condominiums, a condominium established by Declaration as Instrument No. 20211117-0153287, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as ExhibitE to the aforementioned Declaration. Being part of the same property conveyed to OZ615, LLC, a Tennessee Limited Liability Company, by deed from Bradford Jason Lewis, Successor Trustee of The Bradford Jason Lewis 2011 Property Trust and James A. Lewis and Hilda M. Lewis, husband and wife, of record in Instrument No. 20190612-0056564, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 19, 2019 of record in Instrument No. 20200102-0000414, Register's Office for Davidson County, Tennessee, OZ615, LL.C, a Tennessee limited liability company, conveyed subject property to OZ615-AFFORDABLE HOUSING RESOURCES JOINT VENTURE, a Tennessee joint venture.

Being the same property conveyed to Christian Xavier Brandt by deed recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 202210280116756.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the 4 day of February, 2026.

Christian Brandt

Christian Xavier Brandt, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Christian Xavier Brandt, the within-named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 4 day of February, 2026.

Alyssa Dietrich

Notary Public

My Commission Expires: August 15 2026

