THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Terry R Brown
Affiant

SUBSCRIBED AND SWORN to before me, this the 2nd day of February, 2026.

Notary Public
My Commission Expires: 05/03/2027

Karen Johnson Davidson County
Batch# 1376950 DEEDQC
02/06/2026 10:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260206-0008707

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Terry R. Brown & Pedro Vazquez **2268 Nashboro Boulevard** **Nashville, Tennessee 37217**	**Terry R. Brown & Pedro Vazquez** **2268 Nashboro Boulevard** **Nashville, Tennessee 37217**	**135-12-0E-254.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Terry R. Brown, joined by spouse, Pedro Vazquez** ("Grantors"), by these presents does hereby Quitclaim and convey unto **Terry R. Brown and spouse, Pedro Vazquez** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit Nos. 254, Phase Two, Nashboro Village at Fairway Pointe, Tract 21, as shown on the plat of record in Plat Book 4660, Page 159, and as shown on amendment to the restrictions of record in Instrument No. 20050222-0018814, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Terry R. Brown by Quitclaim Deed from Barry Threet and Erin Threet, dated May 10, 2013 and recorded May 16, 2013 at Instrument number 20130516-0049420, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **2268 Nashboro Boulevard, Nashville, Tennessee 37217**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 2nd day of February, 2026.

GRANTORS:

Terry R. Brown

Terry R. Brown

Pedro Vazquez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of February, 2026, before me personally appeared Terry R. Brown and Pedro Vazquez to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 2nd day of February, 2026.

Notary Public
My commission expires: 05/03/2027
(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Poston, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 2, 2026 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 2nd day of February, 2026.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of February, 2026.

Notary Public
My commission expires: 05/03/2027

(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY