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.

Affiant

SUBSCRIBED AND SWORN to before me, this the 19th day of December, 2025.

Notary Public
My Commission Expires: 9/3/29

BETH HEFLIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
9/03/2029
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1376971 DEEDQC
02/06/2026 11:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260206-0008731

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Austin Springs Living Trust **5620 Valley View Road** **Brentwood, TN 37027**	**Austin Springs Living Trust** **5620 Valley View Road** **Brentwood, TN 37027**	**160-15-0G**

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, **Adam Stuart Bryan and spouse, William Mark Proctor** ("Grantors"), by these presents does hereby Quitclaim and convey unto the **Austin Springs Living Trust dated December 19, 2025** ("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:

A certain unit located in Davidson County, Tennessee, being Unit No. 1 of 5622 Valley View Homes, A Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restriction establishing 5622 Valley View Homes, A Horizontal Property Regime With Private Elements of record in Instrument Number 20170104-0000599, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the remine and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said declaration.

BEING the same property conveyed to Adam Stuart Bryan and spouse, William Mark Proctor by Warranty Deed from Tyne Enterprises LLC, a Tennessee limited liability company, dated December 29, 2017 and recorded January 2, 2018 at Instrument number 20180102-0000262, 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: **5620 Valley View Road, Brentwood, TN 37027**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 19th day of December, 2025.

GRANTORS:

Adam Stuart Bryan

William Mark Proctor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of December, 2025, before me personally appeared Adam Stuart Bryan and William Mark Proctor, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 19th day of December, 2025.

(SEAL)

BETH HEFLIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

Notary Public
My commission expires: 9/3/29

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 Rolston 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 12/19/25 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 19th day of December, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of December, 2025.

Beth Heflin
Notary Public
My commission expires: 9/3/29

(SEAL)

BETH HEFLIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY