THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2019-CDF1000	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 3rd day of Feb. 2026. *Notary Public* *My commission expires:* 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of New Owner:

Austin Shawn and Alondra Flores
1512A Harwood Drive
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1377050 DEEDQC
02/06/2026 02:17:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260206-0008822

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Parcel ID:**
333 White Swans Xing Brentwood, TN, 37027	158-11-0A-009.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Austin Shawn, a married man,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Austin Shawn and Alondra Flores, husband and wife,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. I on the Final Plat Consolidation of Lots 9 and 10 Cambridge Downs Subdivision of record in Instrument No. 20180723-0071437, Register's Office for Davidson County Tennessee, to which plan reference is made for a more complete description of the property.

Being the same property conveyed to Austin Shawn, unmarried by Warranty Deed from McArthur VanOsdale and Erica VanOsdale, husband and wife of record in Instrument No. 20230614-0045466, Register's Office for Davidson County, Tennessee, dated June 14, 2023 and recorded on June 14, 2023.

WITNESS my hand this 30th day of January, 2026.

Austin Shawn

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~WILLIAMSON~~ Broward

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Austin Shawn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 30th day of January, 2026.

RONY JEAN
Notary Public - State of Florida
Commission # HH 703614
Expires on July 28, 2029

RONY JEAN **NOTARY PUBLIC**

My commission expires: 07/28/2029

Notarized remotely online using communication technology via Proof.

Type of identification produced: Driver License

True Copy Certification

I, Yvette Meldrum, 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 1/30, 2026.

Affiant Signature

1/30, 2026.

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30th day of January 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY