Karen Johnson Davidson County
Batch# 1378419 DEEDQC
02/09/2026 03:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260209-0009729

This Instrument Prepared By:
Gabrielle Brainard, Trustee
7523 Kemberton Court
Nolensville, TN 37135

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Kellen Michael Bennett, Trustee, et al	Kellen Michael Bennett, Trustee, et al	186 04 0B 055.00
7523 Kemberton Court	7523 Kemberton Court	
Nolensville, TN 37135	Nolensville, TN 37135	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Gabrielle Brainard, Trustee of the Gabrielle Brainard Subtrust of the William J. Thompson Family Trust, dated November 14, 2024** by these presents do hereby quitclaim and convey unto the said **Kellen Michael Bennett and Sally Nguyen Bennett, Trustees of the KSB Family Trust, dated February 18, 2025**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

UNIT NO. 55, ON THE FINAL PLAT OF BURKITT PLACE, PHASE 2 C, A CLUSTER LOT SUBDIVISION, BURKITT PLACE PUD BOUNDARY PLAT OF RECORD IN INSTRUMENT NO. 20070125-0010028, AND FURTHER DESCRIBED AND CREATED AS TO EACH INDIVIDUAL UNIT IN THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGE OF BURKITT PLACE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, A PUD, AS OF RECORD IN INSTRUMENT NO. 20070207-0816043, AS AMENDED IN INSTRUMENT NO. 20070208-0016738, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Gabrielle Brainard, Trustee of the Gabrielle Brainard Subtrust of the William J. Thompson Family Trust, dated November 14, 2024 by Quitclaim Deed from Kellen Bennett, Trustee of the William J. Thompson Family Trust, dated November 17, 1992, of record in Document No. 20260123-0005756, said Register's Office.

The express purpose of this conveyance is to transfer to a Trust.

This is unimproved ( ) property known as 7523 Kemberton Court, Nolensville, Tennessee 37135
Improved (X)

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 4 day of February, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gabrielle Brainard Subtrust of the William J. Thompson Family Trust, dated November 14, 2024

Gabrielle Brainard

Gabrielle Brainard, Trustee

ACKNOWLEDGMENT

STATE OF Tennessee)
ss
COUNTY OF ~~Williamson~~ Davidson)

Personally appeared before me, Esteban Ortiz, a Notary Public in and for said County and State, **Gabrielle Brainard, Trustee** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Brentwood, TN this 4th day of February, A.D., 2026.

NOTARY STAMP/SEAL

ESTEBAN ORTIZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Esteban Ortiz

NOTARY PUBLIC
Notary Commission Expires: 07/03/2028

AFFIDAVIT OF VALUE

STATE OF Tennessee)
ss
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $0.00 Recordation Tax Code § 67-4-409(a) (1) (D).

Subscribed and sworn to before me this the 4th day of February, 2026.

(Affix Seal)

Gabrielle Brainard

Affiant

Esteban Ortiz

Notary Public

My Commission Expires: 07/03/2028

ESTEBAN ORTIZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Gabrielle Brainard, 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 2-4-2026.

Date

Gabrielle Brainard

Affiant Signature

2/4/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of February, 2026.

Esteban Ortiz

Notary's Signature

My Commission Expires: 07/03/2028

Date

Notary's Seal (if on paper)

ESTEBAN ORTIZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY