Karen Johnson Davidson County
Batch# 1379232 DEEDQC
02/11/2026 03:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260211-0010805

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #26-DW-3201-REFI

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittni L. Irby and Kayne M. Rauch	**SWBC Mortgage Corp.**	
(NAME)	(NAME)	**108 08 0D 019.00**
3201 East Lake Drive	**9311 San Pedro Ave, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRITTNI LAUREN ELDERS, MARRIED, AND BRANDON J. LONG, SINGLE,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **KAYNE M RAUCH AND BRITTNI L IRBY F/K/A BRITTNI LAUREN ELDERS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being all of Unit No. 19 of Lot 22, on the Condominium Site Plan, PHASE FIVE, LOTS 19-24, 56-61 & 69, SECTION THREE, QUAIL VALLEY, of record in Plat Book 5200, Page 435, said Register's Office, reference to which is hereby made for a more complete description and being further established by the Master Deed of record in Book 5884, Page 534 as amended in Book 5931, Page 508 and Book 6081, Page 130, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and: the Bylaws of the Association of Owners.

Being the same property conveyed to Brittni Lauren Elders, Married, and Brandon J. Long, Single, by Quit Claim Deed from Brittni Lauren Elders and Ross William Elders, Wife and Husband, of record in Instrument No. 20210726-0100236, in the Register's Office of Davidson County, Tennessee, dated July 22, 2021 and recorded on July 26, 2021.

Being the same property conveyed to Brittni Lauren Elders and Ross William Elders, wife and husband, by Warranty Deed from Jennifer E. Overhaug nka Jennifer E. Owens and Steven D. Owens, wife and husband, of record in Instrument No. 20200710-0075457, in the Register's Office of Davidson County, Tennessee, dated June 30, 2020 and recorded on July 10, 2020.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

This is ____ **unimproved** __X___ **improved** property known as: 3201 East Lake Drive, Nashville, TN 37214.

Witness my/our hand(s) this the 4 day of February, 2026.

Brittni Lauren Elders (n/k/a Brittni L. Irby)

Witness my/our hand(s) this the ____ day of February, 2026.

Brandon J. Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4 day of February, 2026, before me personally appeared Brittni Lauren Elders (n/k/a Brittni L. Irby), to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4 day of February, 2026.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ____ day of February, 2026, before me personally appeared Brandon J. Long, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ____ day of February, 2026.

Notary Signature
My commission expires:

Witness my/our hand(s) this the ____ day of January, 2026.

_____
Brittni L. Irby

Witness my/our hand(s) this the 28 day of January, 2026.

_____
Brandon Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ____ day of January, 2026, before me personally appeared Brittni L. Irby, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ____ day of January, 2026.

_____
Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of January, 2026, before me personally appeared Brandon J. Long ~~Kayne M. Rauch~~, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of January, 2026.

_____
Notary Signature
My commission expires:

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

RETURN TO:
Brittni L. Irby and Kayne M. Rauch
3201 E Lake Dr
Nashville, TN 37214

True Copy Certification

I, **Denise Woods,** 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 this the 4 day of February, 2026.

Denise Woods
Affiant Signature
Date 2-4-2026

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027