Karen Johnson Davidson County
Batch # 1381661 DEEDQC
02/17/2026 10:28:48 AM 4 pgs
Fees: $23.00 Taxes: $370.00
20260217-0012210

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
1308 S Dickerson Rd, LLC 3905 Chase Point Place Joelton, TN 37080	Same	033-00-0-239.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GAYLE SEARD BROWN, LLC, a Tennessee limited liability company ("Grantor"), by these presents, transfers, and conveys unto 1308 S DICKERSON RD, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE FULL DESCRIPTION ON ATTACHED EXHIBIT A.

The Subject Property is unimproved property known as 1308 South Dickerson Road, Goodlettsville, Tennessee 37072. The Subject Property is conveyed to Grantee, its successors and assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis.

<Signature and notary acknowledgments appear on the following pages.>

IN WITNESS WHEREOF, Grantor has hereunto set its duly-authorized signature, this 11th day of February, 2026.

GRANTOR:

GAYLE SEARD BROWN, LLC

By: Gayle Seard Brown
Gayle Seard Brown, Managing Member

STATE OF TENNESSEE)

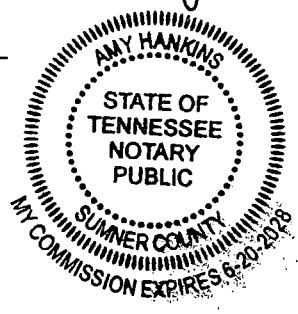
COUNTY OF Sumner)

Before me, Amy Hankins, a Notary Public of said County and State, personally appeared Gayle Seard Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Managing Member (or other officer authorized to execute the instrument) of GAYLE SEARD BROWN, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Managing Member.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 11th day of February, 2026.

Amy Hankins
Notary Public

My Commission Expires: 6/20/2028



STATE OF TENNESSEE)

COUNTY OF Sumner)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(D), the actual consideration for this transfer or value of property conveyed (whichever is greater) is One Hundred Thousand and 00/100 Dollars ($100,000.00).

Amy Huber

AFFIANT

Sworn to and subscribed before me, this 11 day of February, 2026.

Rachel L. Hardaway

Notary Public

APR 2 2 2026

My Commission Expires:_____

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A

DESCRIPTION OF PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Subdivision of M. C. Minton Property of record in Book 8250, Page 483, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to GAYLE SEARD BROWN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from KACY E. KNIGHT AND JANET E. KNIGHT, HUSBAND AND WIFE, dated September 30, 2020, of record in Instrument No. 20201001-0113717, said Register's Office.