Karen Johnson Davidson County
Batch# 1382397 DEEDQC
02/18/2026 08:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260218-0012708

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Robin Vachon-Kraut
Emily V. Brown
7051 Sunnywood,
Nashville, TN 37211

Send Tax Bill to:
Owner

Map-Parcel Numbers:
173-09-0A 357.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

ALEXANDRA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 17 day of February, 2026.

Notary Public

My Commission Expires:
7/2/29

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ROBIN VACHON-KRAUT, A MARRIED WOMAN, AND EMILY V. BROWN, A MARRIED WOMAN, F/K/A EMILY V. KRAUT, A SINGLE WOMAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **ROBIN VACHON-KRAUT, A MARRIED WOMAN, AND EMILY V. BROWN, A MARRIED WOMAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 7051 Sunnywood Drive, Nashville, TN 37211.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 17 day of February, 2026.

By: Robin Vachon-Kraut

By: Emily V. Brown

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **Robin Vachon-Kraut and Emily V. Brown**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of February, 2026.

My commission expires: 7/2/29 Notary Public

ALEXANDRA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 291, Plan of Lenox Village, Phase Five, as shown on Plat of record in Instrument No. 20050120-0007427, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the property conveyed to Robin Vachon-Kraut, a married woman, and Emily V. Kraut, a single woman, by Quitclaim Deed from Robin Vachon-Kraut, a married woman, dated 04/20/2020, of record in Instrument No. 20200611-0059802, said Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 2.17.2026. (date of document).

Affiant Signature

2/17/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

