This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch # 1382398 DEEDQC
02/18/2026 08:27:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260218-0012709

New Owner:	Send Tax Bill:	Map/Parcel
Abigail I. Everson 5881 Brentwood Trace Brentwood TN 37027	Same as new owner	160 14 0B 177.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][D]).

AFFIANT

Sworn to and subscribed before me this 10th day of Febrny 2026.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **SHAWN R. EVERSON** and **AMY M. EVERSON**, (Grantors), as husband and wife, by these present do hereby quitclaim and convey unto **ABIGAIL I. EVERSON**, a single woman, (Grantee), her heirs and assigns, all our right, title and interest in our 50% undivided interest to the following described tract or parcel of land in Davidson County, Tennessee:

Unit No. 5881 in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, Page 219, as revised in Book 5200, Page 230 and Book 5200, Page 261 Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, Page 415, amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Shawn R. Everson and Amy M. Everson,

husband and wife, with an undivided 50% interest and Abigail I. Everson, unmarried, an undivided 50% interest, by deed from Phillip Allan Regen and Douglas William Regen, Co-Trustees of the Regen Family Living Trust dated July 20, 2001, of record in Instrument No. 20210820-0112841, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Richard C. Scruggs by Warranty Deed from Haury & Smith Contractors, Inc., of record in Book 5696, Page 728, in the Register's Office of Davidson County, Tennessee, dated December 31, 1980 and recorded on January 02, 1981.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brentwood Trace Condominiums, as recorded in Plat Book 5200, Page(s) 219; as revised in Plat Book 5200, Page 230; as revised in Plat Book 5200, Page 261.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Brentwood Trace of record in Book 5524, Page 415, as amended in Book 5545, Page 510; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement recorded in Book 4660, Page 110; Book 4831, Page 125; Instrument No. 20181029-0106563.

This is improved property located at 5881 Brentwood Trace Brentwood TN 37027.

This Conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS MY HAND this 10th day of February, 2026.

By: _____
SHAWN R. EVERSON

By: Amy M. Everson
AMY M. EVERSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHAWN R. EVERSON and AMY M. EVERSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 10th day of February, 2026.

NOTARY PUBLIC

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029