Karen Johnson Davidson County
Batch# 1382606 DEEDQC
02/18/2026 02:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260218-0012975

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 15th day of January, 2026. Notary Public My Commission Expires:

SARAH CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21 2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Betty A. Brown, Trustee 1463 Belotes Ferry Road Lebanon, TN 37087	SAME	096 09 0 225.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Betty A. Brown**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Betty A. Brown, Trustee of the Betty A. Brown Living Trust, established by the Revocable Trust Agreement of Betty A. Brown dated January 15, 2026**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 15th day of January, 2026.

Betty A. Brown

Betty A. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty A. Brown, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 15th day of January, 2026.

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Being Lot No. 3 on the Plan of Section Two, D. Smith Property, of record in Plat Book 11190, Page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Timothy A. Brown and wife, Betty A. Brown, by deed from City Logistics Services, Inc., a Tennessee corporation, of record as Instrument No. 20011217-0139095, Register's Office for Davidson County, Tennessee.

Timothy A. Brown died on October 15, 2015.

This is improved property known as 302 Donelson Pike, Nashville, TN 37214.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 January 15, 2026.

02/18/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of February, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

