Karen Johnson Davidson County
Batch# 1388026 DEEDQC
03/04/2026 11:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260304-0017227

THIS INSTRUMENT
PREPARED BY AND RETURN TO:

McCann & Hubbard
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

x Stewart B Brandt
AFFIANT

Subscribed and sworn to before me
this 12 day of February, 2026.

A. Scott Hubbard
NOTARY PUBLIC
My Commission Expires: 10-21-28

ADDRESS NEW OWNER:
Stewart B. Brandt
Dorothy C. Brandt
1301 Tyne Blvd.
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL:
145-3-32.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, Dorothy Cottle Brandt, a married woman, Grantor, for the sole purpose of establishing a tenancy by the entirety, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to Stewart B. Brandt and wife, Dorothy C. Brandt, Grantees. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Roselawn Estates, as shown on plat of record in Plat Book 3249, Page 636, amending Plat Book 2900, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

According to said plat Lot No. 1 fronts 148 feet on the southerly margin of Tyne Boulevard, and extends back 375 feet on the East line and 375 fee on the West line to a dead line in the rear measuring 145.5 feet thereon.

Being the same property conveyed to Dorothy C. Brandt by Quitclaim Deed from Barbara Cottle Hubbard, of record in Book 5202, Page 270, Register's Office for Davidson County, Tennessee. Dorothy Cottle Brandt is one and the same person as Dorothy C. Brandt.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, this instrument is executed on this 12 day of February, 2026.

/s/ Dorothy Cottle Brandt
Dorothy Cottle Brandt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12 day of February, 2026, personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, Dorothy Cottle Brandt, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

A. Scott Hubbard
Notary Public

My Commission Expires: 10-21-28

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, A. Scott Hubbard, 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

February 12, 2026.
Date

A. Scott Hubbard
Affiant Signature

3/4/26
Date

State of Tennessee

County of Williamson

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

Anna N. Dolan
Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON