Prepared by:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr., City Park II - Suite 290
Brentwood, TN 37027
B-26-289

Karen Johnson Davidson County
Batch# 1388991 DEEDQC
03/05/2026 10:59:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260305-0017700

STATE OF TENNESSEE
COUNTY OF Montgomery
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant
Subscribed and sworn to before me, this 4th day of February, 2026. as March

Notary Public
My commission expires: 9/13/2028

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sarah Pippin 329 Lakebrink Dr Nashville, TN 37214	New Owners	096-16-0A-015.00-CO

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Taylor Powers, an unmarried woman,** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Sarah Pippin, an unmarried woman and Zoe Smith, an unmarried woman, as joint tenants with right of survivorship,** hereinafter the Grantee(s), all the interest the Grantor(s) has/have in the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 15 on the Plan of Phase One, Section One, Larchwood, Planned Unit Development of record in Plat Book 6200, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Taylor Powers, an unmarried woman, and Sarah Pippin, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Jeanalice M. Brickman, married and Joel N. Brickman, unmarried of record in Instrument No. 20231031-0085220 Register's Office for Davidson County, Tennessee, dated October 26, 2023 and recorded on October 31, 2023.

This property is improved property known as 329 Lakebrink Dr, Nashville, TN 37214.

Witness my hand this 13th day of February, 2026.

Taylor Powers
Taylor Powers

STATE OF Texas
COUNTY OF Ellis

Virtually appeared before me, the undersigned, a notary public in and for said county and state, the within named **Taylor Powers** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 13th day of February, 2026.

Abi Gutierrez
Notary
My Commission Expires: 01/26/2029

NOTARY PUBLIC STATE OF TEXAS
Abi Gutierrez
ID NUMBER
13288822-2
COMMISSION EXPIRES
January 26, 2029

Electronically signed and notarized online using the Proof platform.

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Certificate of Authenticity

I, Joshua A. Terry, 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 2/13/2026.

Affiant Signature – Joshua A. Terry

3/4/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/4/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27