Karen Johnson
Batch # 1390592
03/10/2026 08:52:18 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260310-0018806

Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, That Bryan F. Little (herein "Grantor") for and in consideration of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantor's entire interest in the subject property, does hereby quitclaim and convey, unto Bryan F. Little and Raicine A. Rodriguez, or their Successor(s), as Trustee(s) of the Bryan & Raicine Littiguez Family Living Trust 2026, dated March 2nd, 2026 (Collectively herein "Grantee"), with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit:

Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the plan of SUSAN M. CLARK LANDS, as shown by plat of record in Plat Book 365, Page 528, in the Register's Office for Davidson County, Tennessee, described according to a survey made by E.L. Miller, Jr., & Company dated May 22, 1964, as follows:

Beginning on the northerly margin of Briarwood Drive at the Southwest corner of the property conveyed to Robert Vernon Wright, by deed from Louise Allen Shelton, of record in Book 3705, page 274, said Register's Office; thence with said Wright's Western boundary line, North 3 degrees 45 minutes East 191 feet to an iron pin; thence North 38 degrees 50 minutes West 197.5 feet to the Northerly margin of Briarwood Drive; thence with the same, North 88 degrees 20 minutes East 125 feet to the beginning of a curve; thence around said curve having a radius of 2192 feet easterly 15 feet to the point of beginning.

BEING the same property conveyed to Bryan F. Little, a single man, from Stephanie K. Dietz and Daryl B. Dietz, wife and husband, as tenants by the entirety, by Warranty Deed on March 24, 2008, and recorded on March 26, 2008, Instrument No. 20080326-0030275, Register's Office, Davidson County, Tennessee.

This is improved property, known as 4720 Briarwood Drive, Nashville, TN 37211.

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

Tenn. Code Ann. § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance. This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law.

IN TESTIMONY THEREOF I have executed this instrument this 2nd day of March, 2026.

Grantor:

X _____
Bryan F. Little

RACHEL A. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
Bryan F. Little and Raicine A. Rodriguez, as Trustees of the Bryan & Raicine Littiguez Family Living Trust 2026, 4720 Briarwood Drive, Nashville, TN 37211	Bryan F. Little and Raicine A. Rodriguez, as Trustees of the Bryan & Raicine Littiguez Family Living Trust 2026, 4720 Briarwood Drive, Nashville, TN 37211	**146-4-49.03**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Bryan F. Little to me known to be the persons described in and who executed the foregoing, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this 2nd day of March, 2026.

Notary Public

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: Bryan F. Little and Raicine A. Rodriguez, as Trustees of the Bryan & Raicine Littiguez Family Living Trust 2026, dated March 2nd, 2026.
Address: 4720 Briarwood Drive, Nashville, TN 37211.

Grantee:

X
Bryan F. Little, as Trustee of the Bryan & Raicine Littiguez Family Living Trust 2026, dated March 2nd, 2026.

X
Raicine A. Rodriguez, as Trustee of the Bryan & Raicine Littiguez Family Living Trust 2026, dated March 2nd, 2026.

Subscribed and sworn to before me this 2nd day of March, 2026.

Notary Public:

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028