Karen Johnson Davidson County
Batch# 1391181 DEEDQC
03/10/2026 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260310-0018971

This instrument prepared by:
The Lambert Firm, PLLC
40 Burton Hills Boulevard #200
Nashville, Tennessee 37215

This instrument was prepared from information supplied by the parties. The Lambert Firm, PLLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

SPENCER LAMBERT NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT
Subscribed and sworn to before me on: 2/13/26

NOTARY PUBLIC
My Commission Expires: 11/8/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
The Sheila Brown and Michael Brown Living Trust 3904 Sussex Drive Nashville, Tennessee 37207	The Sheila Brown and Michael Brown Living Trust 3904 Sussex Drive Nashville, Tennessee 37207	072-09-0 084.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **Michael Brown and wife, Sheila H. Brown** ("Grantor") does hereby quitclaim and convey unto **The Sheila Brown and Michael Brown Living Trust dated February 13, 2026** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Tennessee and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 315 on the Plan of Bellshire Estates, Section A, of record in Plat Book 2331, page 115 and 116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Said Lot 315 fronts 214.4 feet on the westerly side of Sussex Drive and runs back between lines, 253 feet on the northerly side and 184.9 feet on the southerly side to a line at the rear measuring 118 feet thereon.

Being the same property conveyed to Michael Brown and wife, Sheila H. Brown by Deed dated May 18, 2001 from Terra Finna Properties, LLC of record at Instrument No. 20010605-0058148 Register's Office for Davidson County.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This is improved property known as: 3904 Sussex Drive, Nashville, Tennessee 37207

IN WITNESS WHEREOF, Grantor has executed this instrument on February 13, 2026

GRANTOR:

Michael Brown

Sheila Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 2/13/26 before me, the undersigned notary, personally appeared Michael Brown and Sheila Brown personally known to me to be the person described herein and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

My commission expires: 11-8-2028

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I Spencer J. Lambert, hereby make an oath that I am the custodian of the original version of the electronic document tendered to registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/13/26

Affiant Signature

2/13/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this date 2/13/26

Notary Signature

My commission expires: 8/21/27

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY