Karen Johnson Davidson County
Batch # 1392350 DEEDQC
03/12/2026 01:44:52 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260312-0019790

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#
MARK H. BREWER and MARY BARRETT BREWER, Co-Trustees 3438 Hampton Ave. Nashville, TN 37215	SAME	11810012800 11705008600

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, MARK H. BREWER and MARY BARRETT BREWER, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto MARK H. BREWER and MARY BARRETT BREWER, CO-TRUSTEES OF THE MB SQUARED TENNESSEE COMMUNITY PROPERTY dated March 10, 2026, their successors and assigns ("GRANTEES"), all of GRANTORS' right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

EXHIBIT A

Tract 1: 11810012800

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Part of The O.F. Noel Estate, Pleasant Valley of record in Plat Book 1424, Page 63, 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 Mary Barrett Brewer by Warranty Deed of record in instrument #20170501-0042442, R.O.D.C.

This improved property is known as 3404 Springbrook Drive, Nashville, TN 37204.

Tract 2: 11705008600

Being Lot No. 2 on the unrecorded plan showing subdivision of the south part of a 6.28 acre tract on the north side of Hampton Avenue, described according to a survey made by W.B. Southgate, Surveyor, June 23, 1941, as follows:

Beginning on the northerly margin of Hampton Avenue on the easterly line of the property conveyed to W.H. Kizer and wife, by deed from Ira E. Parker and wife, of record in Book 1160, page 697, Register's Office for said County; thence with said line northwardly 262 feet; thence north 85 degrees east 93 feet to the corner of Lots No. 2 and 3; thence with the line between said two lots, south 5 1/2 degrees east 270 feet to the northerly margin of Hampton Avenue; thence with said Avenue westwardly 100 feet to the point of beginning.

Being the same property conveyed to Mark H. Brewer and Mary Barrett Brewer by Warranty Deed of record in Book 8077, page 919, R.O.D.C.

This improved property is known as 3438 Hampton Ave., Nashville, TN 37215.

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

WITNESS our hands this 10th day of MARCH, 2026.

MARK H. BREWER

MARY BARRETT BREWER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared MARK H. BREWER and MARY BARRETT BREWER, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, this 10th day of MARCH, 2026.

NOTARY PUBLIC

My Commission Expires:

5/8/29

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029