Karen Johnson Davidson County
Batch# 1393914 DEEDQC
03/17/2026 11:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260317-0021215

NEW OWNER:

Bagwell Construction Co., LLC
3505 Richards St
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map & Parcel:
117-12-0-005

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged **MARK T. BROWN CONSTRUCTION, INC., a Tennessee Corporation,** hereinafter called the Grantor, has quitclaimed to **BAGWELL CONSTRUCTION CO., LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee, all of its right title and interest in and to the following described real estate known as a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Map of Noel's Subdivision of Watkins Grove, not of record, described as follows:

Beginning at a point in the Westerly margin of Richards Street, 355 feet South of the Southerly margin of Woodmont Avenue a/k/a Woodmont Boulevard, at the common corner of Lot Nos. 42 and 43 on said Plan; thence Westerly along the line between said lots, 200 feet to the common corner of said lots and Lots 61 and 62; thence Southerly along the line between Lots 43 and 61, 200 feet to the common corner of Lots 43, 44, 60 and 61; thence Easterly along the line between Lots 43 and 44, 200 feet to the Westerly margin of Richards Street; thence Northerly along said street, 200 feet to the beginning.

Being the same property conveyed to Mark T. Brown Construction, Inc., a Tennessee Corporation, by Quitclaim Deed from Bagwell Construction Co., LLC, a Tennessee Limited Liability Company, of record as Instrument 20250429-0032797, Register's Office for Davidson County, Tennessee. For further reference see Instrument 20240423-0028940, Register's Office for Davidson County, Tennessee.

This is improved property known as 3505 Richards Street, Nashville, Tennessee 37215.

25-15937

WITNESS SIGNATURE(S) this 17 day of March, 2026.

MARK T. BROWN CONSTRUCTION, INC.:

BY: MARK T. BROWN
ITS: President

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MARK T. BROWN CONSTRUCTION, INC.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Mark T. Brown is the President of MARK T. BROWN CONSTRUCTION, INC., the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 17th day of March, 2026.

Taylor Johnson
Notary Public

My commission expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Affiant

Sworn to and subscribed to before me, this the 17th day of March, 2026.

Taylor Johnson
Notary Public

My commission expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 3-17-26.

Celia Stewart Rouse

Affiant Signature

3-17-26

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 17 day of March, 2026

Notary's Signature

My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY