**This document prepared by:**

Name:
Firm/Company: EQUITY SETTLEMENT SERVICES, INC.
Address: 444 ROUTE 111
Address 2:
City, State, Zip: SMITHTOWN, N.Y. 11787
Phone: 631-715-3444

Karen Johnson Davidson County
Batch# 1397311 DEEDQC
03/25/2026 09:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260325-0023596

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**(and after recording return to):**

SS01-26-12248

## QUIT CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, BRIAN MABRY, UNMARRIED, Whose address is 2829 Twin Lawn Drive, Nashville, TN 37214, hereinafter referred to as "Grantor", does hereby grant with quitclaim covenants **To** WILLIAM BRIAN MABRY UNMARRIED, Whose address 2829 Twin Lawn Drive, Nashville, TN 37214 hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, City of Nashville, State of TENNESSEE.

"SEE DESCRIPTION ATTACHED"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by Deed from dated 05/24/1991 and recorded 06/03/1991 in Book 8364 Page 376 of the Davidson County records.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Taxes for tax year 2026 shall be ☐ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☐ paid by Grantee, or ☐ paid by Grantor.

The property herein conveyed ☐ is not a part of the homestead of Grantor, or ☐ is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

WITNESS Grantor(s) hand(s) this the 20 day of February, 2026.

BRIAN MABRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20 day of February, 2026, before me, Tonya Greer (Name of Notary), the undersigned officer, personally appeared BRIAN MABRY (Name of individual or individuals), known to me (or satisfactorily proven) to be the person(s) whose name(s) (is or are) subscribed to the within instrument and acknowledged that (he, she or they) executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

Date: 2/20/26

(Signature of Notary Public)

My Commission Expires: 4/21/29

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $10.00, which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20 Day of February, 2026.

Notary

SEND TAX STATEMENTS TO:
WILLIAM BRIAN MABRY
2829 Twin Lawn Drive
Nashville, TN 37214

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

## Chicago Title Insurance Company

Commitment No: SS01-26-12248

### EXHIBIT "A"

All that tract of parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 148 on the Plan of Twin Lawn of record in Book 2331, Page 9, Register's Office for said County, to which reference is made for a more complete description.

For information only: 2829 Twin Lawn Drive, Nashville, TN 37214

Tax ID Number: 096-13-105.00



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AMERICAN LAND TITLE ASSOCIATION

**Tennessee Certification of Electronic Document**

I, Alita Russell, 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 2/20/2026 (date of document).

Affiant Signature

3/20/2026
Date

State of New York

County of Suffolk

Sworn to and subscribed before me this 20th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

KATHERINE ALFARO
Notary Public - State of New York
No. 01AL0007466
Qualified in Suffolk County
My Commission Expires 05/12/2027