Karen Johnson Davidson County
Batch# 1397503 DEEDQC
03/25/2026 04:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260325-0023847

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charles Daniel Brown and Linda Tallent Brown, Co-Trustees 1043 Ridgeview Drive Nashville, TN 37220	Charles Daniel Brown and Linda Tallent Brown, Co-Trustees 1043 Ridgeview Drive Nashville, TN 37220	145 08 0 006.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, CHARLES D. BROWN and LINDA T. BROWN (the "Grantor"), hereby quitclaim and convey to CHARLES DANIEL BROWN and LINDA TALLENT BROWN, CO-TRUSTEES OF THE BROWN COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Lealand Manor Third Addition, a part of the Overton Lea Estate, of record in Plat Book 2439, page 280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed by deed of record as Instrument #20200727-0081826, Register's Office for Davidson County, Tennessee.

Being property known as 1043 Ridgeview Drive, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 19 day of MARCH, 2026.

Charles D. Brown
CHARLES D. BROWN

Linda T Brown
LINDA T. BROWN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Charles D. Brown and Linda T. Brown, 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, at office, as of this 19TH day of March, 2026.

BRYAN JEPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 9, 2026

Notary Public
My Commission Expires: 5/9/26

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Kathryn B Kerlyon
Affiant

Subscribed and sworn to before me, this 19TH day of March, 2026.

BRYAN JEPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 9, 2026

Notary Public
My Commission Expires: 5/9/26

49274861.1

Tennessee Certification of Electronic Document

I, Lucretia Albert, 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 03-18-2026 (date of document).

Lucretia Albert
Affiant Signature

03/25/2026
Date

State of Tennessee

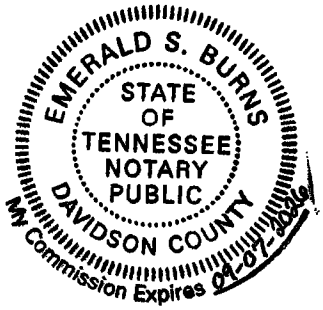
County of Davidson

Sworn to and subscribed before me this 25 day of March, 2026.

Emerald S. Burns
Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



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