Karen Johnson Davidson County
Batch# 1397758 DEEDQC
03/26/2026 01:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260326-0024174

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and subscribed before me this 25th day of March, 2026. Notary Public My Commission Expires: 09/20/2028 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

HALEY DROST NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 09-20-2028

QUITCLAIM DEED

THIS INDENTURE, made this 25th day of March, 2026, among:

BRIAN C. FEYES, AN UNMARRIED MAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BRIAN C. FEYES AND KELLY DAWSON FEYES, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 523 Westboro Drive Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150707-0065741, 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 Brian C. Feyes, an unmarried man by Warranty Deed from Bradshaw Properties, LLC, a Tennessee Limited Liability Company dated January 15, 2016, and recorded January 25, 2016, at Instrument No. 20160125-0006750, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 523 B Westboro Drive, Nashville, TN 37209.

THIS DEED has been prepared solely upon information furnished by **Brian C. Feyes.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

BRIAN C. FEYES

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Brian C. Feyes**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2026.

Haley Drost, Notary Public
My Commission Expires: 09/20/2028

HALEY DROST
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-20-2028

Owner Name & Property Address:

Brian C. Feyes and Kelly Dawson Feyes
2776 Closter Lane
Thompsons Station, Tennessee 37179

Responsible Party For Taxes:

Brian C. Feyes and Kelly Dawson Feyes
2776 Closter Lane
Thompsons Station, Tennessee 37179

Tax Map and Parcel: 090 16 0 A 002.00CO

Certificate of Authenticity

I, Trent Linville, 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 3/25/26.

Date

T Linville

Affiant Signature

3/25/26

Date

State of Tennessee

County of Maury

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

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

