This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1406158 DEEDWARR
04/16/2026 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20260416-0031233

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $490,000.00.

Affiant

Subscribed and sworn before me this the 15 day of April, 2026.

Notary Public
My commission expires: 7/25/29

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sabrina Woods Noah Brown 6857 Sunnywood Dr. Nashville, TN 37211	First Bank 722 Columbia AVE Franklin, TN 37064	181-01-0A 061.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AMANDA QUECK AND GUY QUECK, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SABRINA WOODS AND NOAH BROWN, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Section One, Sugar Valley of record in Plat Book 9700, Page 374, amended in Plat Book 9700, Page(s) 709 through 711, 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 Amanda Queck and Guy Queck, wife and husband by Warranty Deed from Lori M. Smith and husband, Thomas R. Smith of record in Instrument No. 20190118-0005247 Register's Office for Davidson County, Tennessee, dated January 15, 2019 and recorded on January 18, 2019.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6857 Sunnywood Dr., Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 14 day of April, 2026.

Amanda Queck

Guy Queck

STATE OF ~~TENNESSEE~~ TBK SOUTH CAROLINA
COUNTY OF CHARLESTON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amanda Queck and Guy Queck, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14TH day of April, 2026.

My commission expires: 9/20/2031

Notary Public
Tanisha Bryant-King

TANISHA BRYANT-KING
NOTARY PUBLIC, STATE OF SOUTH CAROLINA
My Commission Expires 9/20/2031

Certificate of Authenticity

I, Ryan Bafford, 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

April 15, 2026
Date

Affiant Signature

4/15/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 15th day of April, 2026

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY