Karen Johnson Batch # 1406186 04/16/2026 12:22:59 PM Fees: $12.00 Taxes: $0.00 20260416-0031266 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$-0-** JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1/22/2030 X Barbara L Brown Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF April 2026. Notary Public MY COMMISSION EXPIRES: 1/22/2030 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE BARBARA L. BROWN REVOCABLE LIVING TRUST	**SAME**	**Map: 127-12-37** **Parcel: 9D 8432**
(NAME) **P.O. Box 218204**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Barbara L. Brown,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Barbara L. Brown, Trustee of THE BARBARA L. BROWN REVOCABLE LIVING TRUST, dtd 04/15/2026,** established by **The Trust Agreement of THE BARBARA L. BROWN REVOCABLE LIVING TRUST, dtd 04/15/2026**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in the 23 111 Councilmanic District of Nashville, Davidson County, Tennessee, being Lot No. 28, pan of Lot 29 and part of the "Reserve Parcel D' on the Plan of Bellevue Manor Subdivision, recorded in Plat Book 3600, pages 31 and 32, Register's Office for said county, and 3 adjoining parcels, all more completely described as follows:

Beginning in the northerly terminus of Hickory Hollow Read at the common comer of Lots 27 and 28 on said Plan of Bellevue Manor, thence along the line of Lots 27 and 28, South 54 degrees 02' 31" West 238.99 feet; thence North 31 degrees 19' 36" West 292.4C feet to a concrete monument al the comer of Lots 12, 13, 28, and 29 shown on said Plan of Bellevue Manor Subdivision; thence North 52 degrees 26' 35" West 252.77 feet to an iron pin; thence 39 degrees 33' 06" East 485.68 feet to an iron pin; thence North 4 degrees 32' 24" West 679.55 feet to a stone at the base of a large oak tree; thence South 57 degrees 28' 03" East 592.46 feet to a spike in a rock pile; thence South 74 degrees 02' 07" West 259.00 feet, thence South 15 degrees 35' 00" West 359.34 feet to the easterly line of Lakeland Hills Subdivision, recorded in Plat Book 5210, page 49, Register's Office for Davidson County, Tennessee; thence along said Lakeland Hills Subdivision North 76 degrees 44' 00" West 53.92 feet; thence South 13 degrees 42'

04" West 19.76 feet; thence South 53 degrees 27' 22" East 268.08 feet to a concrete monument in the northerly line of lot 30 shown on the plan of said Bellevue Manor Subdivision; thence along the northerly line of said Lots 30 and 29, South 50 degrees 25' 33" West 252.00 feet; thence severing Lot 29, South 39 degrees 42' 52" East 263.40 feet to an iron pin in Hickory Hollow Road; thence along said Hickory Hollow Road, South 4 degrees 45' 57" East 50.00 feet to the point of beginning and containing 8.36 acres, more or less.

Being the same property conveyed to B2 Irrevocable Trust, Rivers M. Lindsey, Jr. Trustee, by deed from Barbara L. Brown, of record as Instrument No. 20031104-01618741, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Barbara L. Brown, from Rivers M. Lindsey, Jr. Trustee, B2 Irrevocable Trust, by Quitclaim Deed dated December 22, 2020, of record in Instrument No. 20210108-0003676, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing restrictions, setback, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **1049 Hickory Hollow Road, Nashville, TN 37221.**

Witness our hands, this the 15th day of April, 2026.

X Barbara L Brown
Barbara L. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara L. Brown,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 15th day of April, **2026.**

My Commission Expires: 1/22/2030

JADA DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public