Karen Johnson Davidson County
Batch# 1406202 DEEDQC
04/16/2026 12:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260416-0031290

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 39162-03 2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 6th day of April, 2026. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

TCLAIM DEED

Address New Owner: Clara D. Brown and Howard L. Boyd 1313 Greenstone Lane Nashville, TN 37221	nd Tax Bills To: ara D. Brown and ward L. Boyd 13 Greenstone Lane shville, TN 37221	Tax Information: Map and Parcel No.: 126140A03100CO

I ERATION of Ten and No/100ths Dollars ($10.00) and other good and valu ceipt of all of which is hereby acknowledged and in order to create a tenanc[illegible] **D. Brown, married** ("Grantor"), does hereby quitclaim, transfer and convey unto **Clara D. Brown and Howard L. Boyd, wife and husband** ("Grantees"), their heirs and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1313 Greenstone Lane, Nashville, TN, 37221.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of April, 2026.

Clara D. Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clara D. Brown, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of April, 2026.

Notary Public

My Commission Expires:

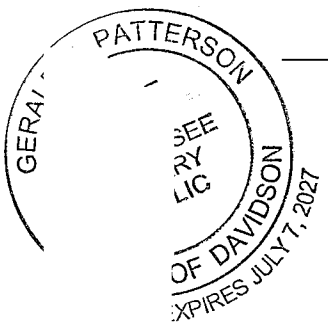


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 31 on the FINAL PLAT OF TRAVIS TRACE SUBDIVISION, PHASE 2A of record at Instrument No. 20180724-0071969, 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 Clara D. Brown, married, by Warranty Deed from Megan Elizabeth Baker and Jason Andrew Baker, wife and husband, of record in Instrument No. 20260408-0028213, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 6, 2026 (date of document).

Affiant Signature

4/15/2026
Date

State of Tennessee

County of Davidson

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

Notary's Signature

COMMISSION EXPIRES: 7-7-2029

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2029