Karen Johnson
Batch # 1409026
04/21/2026 11:53:48 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260421-0032704

QUITCLAIM DEED

Address of New Owner as Follows:	Send Tax Bills To:	Map-Parcel No
The Community Foundation of Middle Tennessee Properties Nonprofit LLC 3421 Belmont Blvd Nashville, Tennessee 37215	(same)	161-10-0B-102.00-CO

This instrument prepared by Amy Fair, Community Foundation of Middle Tennessee, 3421 Belmont Blvd, Nashville, TN 37215 upon information furnished by the parties.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

By: _____
Neal Bradberry Thomason

Sworn to and subscribed before me

_____
Notary Public

My Commission Expires: July 06, 2026

CYNTHIA D. COPELAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 06, 2026

This deed, made this 10th day of March, 2026, between, Neal Bradberry Thomason (hereinafter referred to as "Grantor") and The Community Foundation of Middle Tennessee Properties LLC, a Tennessee, a Tennessee Limited Liability Company (hereinafter referred to as "Grantee").

Grantor, for and in consideration of $0 and other good and valuable consideration, does release and forever quitclaim and convey all their rights, title and interest to Grantee, its successors and assigns a certain parcel of real estate in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 293 on the Plan of Second Revision-Phase Six, Villages of Brentwood, of record in Plat Book 6900, Page 316, in Registers 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 Neal Bradberry Thomason, unmarried by Warranty Deed from Patrick Andrew Meko, unmarried of record in Instrument No. 20151210-0124551 Registers Office for Davidson County, Tennessee, dated December 9, 2015 and recorded on December 10, 2015.

Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit A, attached and hereto and incorporated herein by reference.

This improved property known as 521 Fairhaven Court, Nashville, TN 37211-7311.

IN WITNESS WHEREOF, the Grantor has signed and sealed this instrument on the 10th day of March, 2026.

Neal Bradberry Thomason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of March, 2026, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Neal Bradberry Thomason, and acknowledged that he signed the foregoing instrument as his free act and deed.

Witness my hand and official seal.

Notary Public
Print Name: Cynthia D. Copeland

My commission expires: July 06, 2026

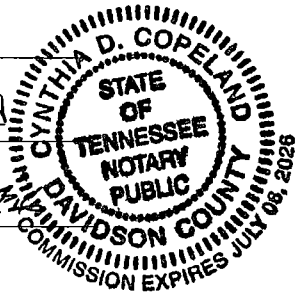


EXHIBIT "A"

1. All matters shown on the Plan of Second Revision-Phase Six, Villages of Brentwood of record in Plat Book 6900, page 316, Register's Office for Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and leans provided in the Covenants, Conditions and Restrictions of Villages of Brentwood of record in Book 6143, page 11; Book 6398, page 495; Book 6852, page 497 and Book 7207, page 251, Register's Office for Davidson County, Tennessee.

3. Articles of Incorporation of record in Book 6158, page 352, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer and/or Storm Drainage Easement of record in Book 6897, page 116 and Book 6730, page 508, Register's Office for Davidson County, Tennessee.

5. Easement for water main of record in Book 6310, page 961, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the common areas and/or elements under that certain Covenants, Conditions and Restrictions of Villages of Brentwood referred to in item 3 above.