Karen Johnson Davidson County
Batch# 1411467 DEEDQC
04/24/2026 02:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260424-0035536

PREPARED BY:
J. Stephen Brown
ATTORNEY AT LAW
P.O. BOX 792 | 224 WEST GAY STREET
LEBANON, TENNESSEE 37088
STEVE@JSTEPHENBROWN.COM
615-444-3299- OFFICE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Actual consideration for this transfer is -$0-.

Carol R Brooks, Trustee
AFFIANT

J. STEPHEN BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Subscribed and sworn to before me on this day, January 23, 2026.

Notary Public

My Commission Expires: 9-26-2027

New Owner Address:
Carol R. Brooks Revocable
Living Trust
2076 Nashboro Blvd
Nashville, TN 37217

Send Tax Bills To:
Same

Map-Parcel Number:
135 12 0B 042.00

QUITCLAIM DEED

Carol R. Brooks, unmarried ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Carol R. Brooks Revocable Living Trust**, dated January 23, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **January 23, 2026**.

Carol R. Brooks

Carol R. Brooks

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Carol R. Brooks**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, January 23, 2026.

Notary Public

My Commission Expires: 5-26-2027

J. STEPHEN BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

EXHIBIT A

Land in Davidson County, Tennessee, being Lot and Unit No. 42, on the plan of the Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7, of record in Plat Book 11700, Pages 49 and 50, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carol R. Brooks, unmarried, from Dolores Rossello, unmarried, by deed of record in Instrument No. 20131213-0126258, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 2076 Nashboro Blvd, Nashville, TN 37217.

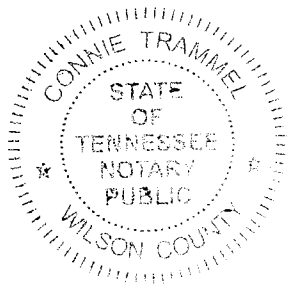
CERTIFICATE OF AUTHENTICITY

I, J. Stephen Brown, Esq., do hereby make oath that I am a licensed attorney and 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 January 23, 2026.

Affiant Signature

2/4/2026
Date

STATE OF TENNESSEE)
COUNTY OF WILSON)



Sworn to and subscribed before me on this day, February 4, 2026..

Connie Trammel
Notary Public

My Commission Expires: 5/28/2028