This instrument was prepared by:

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Karen Johnson Davidson County
Batch# 1412174 DEEDQC
04/28/2026 12:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260428-0037069

QUITCLAIM DEED

FROM: CHARLES ASHLEY CLAYTON, JR., Grantor

TO: MEREDITH SPECK CLAYTON, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Meredith S. Clayton 4125 Brandywine Pointe Boulevard Old Hickory, Tennessee 37138	Same	064030B00900CO

STATE OF TENNESSEE)
)
COUNTY OF)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in the case styled **Charles Ashley Clayton, Jr. v. Meredith Speck Clayton, Third Circuit Court for Davidson County, Nashville, Tennessee, Docket #24D-585** and that there was no other consideration given for the transfer.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 24 day of November, 2025.

DARA WARREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 4, 2027

Notary Public Dara Warren
My Commission Expires: Oct 4, 2027

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Charles Ashley Clayton, Jr. v. Meredith Speck Clayton, Third Circuit Court for Davidson County, Nashville, Tennessee, Docket #24D-585**. Accordingly, **Charles Ashley Clayton, Jr. does hereby quitclaim unto the said Meredith Speck Clayton**, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, as described more fully in Exhibit A attached hereto.

The Property is improved property known as 4125 Brandywine Pointe Boulevard, Old Hickory, Davidson County, Tennessee 37138.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this day of November, 2025.

GRANTOR:

CHARLES ASHLEY CLAYTON, JR.

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Dara Warren, a Notary Public of said County and State, CHARLES ASHLEY CLAYTON, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and seal, at Office in Nashville (city), TN (state), this 24 day of November, 2025.

Notary Public Dara Warren
My Commission Expires: Oct 4, 2027

DARA WARREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 4, 2027

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 277, on the plan of Phase One, Section Two, Brandywine Pointe Subdivision, as shown on plat of record in Plat Book 7900, Page 172, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made of a more particular description.

Being the same property conveyed to CHARLES ASHLEY CLAYTON, JR. and his wife, MEREDITH S. CLAYTON, by Warranty Deed dated June 28, 2013, from PATRICK SWINDLE and AMY SWINDLE, husband and wife, of record as Instrument Number 20130702-0068320, Register's Office for Davidson County, Tennessee.

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, LB McCullum, 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 28, 2026.

LB McCullum

Print Name: LB McCullum

Date: 04/28/26

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Chloe Horne, a Notary Public of said County and State, LB McCullum, the within named 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 and seal, at Office in Nashville, Tennessee, this 28th day of April, 2026.

Chloe Horne

Notary Public
My Commission Expires: 11/08/2028

CHLOE HORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028