Karen Johnson Davidson County
Batch# 1416862 DEEDQC
05/06/2026 03:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260506-0040956

Record and Return Mail To:
This Instrument Prepared By:
COOK HILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
1717 Snowflake, LLC 931 Gilmore Ave Nashville, TN 37204	New Owner	082 05 0Z 002.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Kimberly Michelle Brown and Jennifer Kathryn Brown**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **1717 Snowflake, LLC** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1717 3rd Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170512-0047590 and being shown on Plat attached thereto as Exhibit "B", 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 **Kimberly Michelle Brown and Jennifer Kathryn Brown**, by Warranty Deed dated December 27, 2018, from **John Keith Jennette, by and through his Attorney-in-Fact, Chance Alford**, recorded in Instrument No. 20190103-0000633, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1717 3rd Ave. North, Nashville, Tennessee 37208.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 8th day of April 2026.

Kimberly Michelle Brown

Jennifer Kathryn Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Kimberly Michelle Brown**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of April 2026.

Notary Public

My Commission Expires:
12/10/2029

KATHERINE E. EVEY
TENNESSEE NOTARY PUBLIC
My Comm Exp Dec. 10, 2029
COUNTY OF WILLIAMSON

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 **Jennifer Kathryn Brown**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of April 2026.

Notary Public

My Commission Expires:
03/06/2029

PARROUSH AHMED
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/06/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 8th day of April 2026.

Notary Public

My Commission Expires:
12/10/2029

KATHERINE E. EVEY
TENNESSEE NOTARY PUBLIC
My Comm Exp Dec. 10, 2029
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, **Josh Tillman**, 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 8, 2026.

Affiant Signature

May 6, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6th day of May 2026.

Notary's Signature

My Commission Expires: 12/10/2029

Notary's Seal:

KATHERINE E. EVEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
Dec. 10. 2029
COUNTY OF WILLIAMSON