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

Karen Johnson Davidson County
Batch# 1419778 DEEDQC
05/13/2026 10:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260513-0042937

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.
Magnolia Trust 2812 Acklen Avenue Nashville, TN 37212	New Owner	10411000100

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, **Albert Joseph Brumfield and wife Raven Tilley Brumfield**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Magnolia Trust dated May 12, 2026**, ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot 18 of Block 3 on the Map of Fairfax Place of record in Book 547, pages 137 and 138, Register's Office for said County. Said Lot 18 fronts 60 feet on the Northerly side of Acklen Avenue and runs back between Parallel lines 157.13 feet to a dead line at the rear;

Being the same property conveyed to **Albert Joseph Brumfield and wife Raven Tilley Brumfield**, by Quitclaim Deed dated June 8, 2012, from **Albert Oliver Brumfield and wife Marie A. Brumfield**, recorded in Instrument No. 20120619-0053675, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **2812 Acklen Avenue, Nashville, TN 37212.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 12th day of May 2026.

Albert Joseph Brumfield

Raven Tilley Brumfield

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 **Albert Joseph Brumfield**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of May 2026.

Notary Public

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
12/3/27

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 **Raven Tilley Brumfield**, 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 12th day of May 2026.

Notary Public

My Commission Expires:
12/3/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

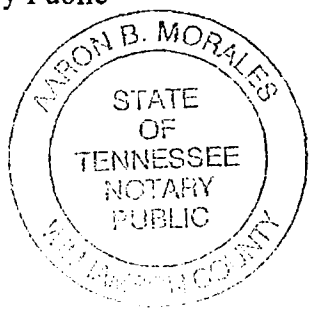
The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 12th day of May 2026.

Notary Public

My Commission Expires:
12/13/27



Certificate of Authenticity

I, **Aaron B. Morales**, 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 May 12, 2026.

Affiant Signature

May 12, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12th day of May 2026.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 23, 2028