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# 1420095 DEEDQC
05/14/2026 09:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260514-0043384

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	09508007200

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 J. Brumfield and Raven L. Brumfield, as Tenants by the Entirety**, ("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:

Land in Davidson County, Tennessee, the same being Lot No. 161, On the Plan of Eva Mor Heights, Section II, as of record in Plat Book 1835, page 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 161 fronts 100.0 ft. on the Westerly margin of Graylynn Drive and extends back 285.91 ft. on the northerly line and 281.92 ft. on the southerly line to a dead line in the rear, measuring 10.0 ft. thereon.

Being the same property conveyed to **Albert J. Brumfield and Raven L. Brumfield, as Tenants by the Entirety**, by Quitclaim Deed dated May 12, 2026, from **Albert Brumfield**, recorded in Instrument No. 20260513-0042938, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **220 Graylynn Drive, Nashville, TN 37214.**

(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 J. Brumfield

Raven T. 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 J. 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:
12/13/27

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 T. 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:
12/13/27

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

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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