Karen Johnson Davidson County
Batch # 1426268 DEEDQC
05/28/2026 08:27:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260528-0048266

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Melissa A. Brown, Trustee
Melissa A. Brown Trust
152 Hillsboro Place
Nashville, TN 37215

Send tax notice to: Melissa A. Brown
613 Dorshire Lane
Nashville, TN 37221

Map and Parcel No. 008-002.00-000

QUITCLAIM DEED
NO CONSIDERATION/NO TITLE SEARCH

Prepared from information supplied by the parties. The preparer of this instrument makes no representations as to the status of the title of the property described herein.

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, **Melissa A. Brown**, married, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Melissa A. Brown, Trustee of the Melissa A. Brown Trust** ("Grantee"), a revocable living trust under agreement dated May 21, 2026, Grantor's entire interest in and to a certain parcel or tract of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being a certain condominium known as Unit No. 152 on the Plan of Hillsboro Place Condominiums, of record in Book 5200, Page 725 and amended in Book 5200, Page 757 and 758, all in the Register's Office for Davidson County, and to which plan and record thereof are incorporated herein and made a part hereof by reference.

This conveyance is subject to any and all existing restrictions and easements of record.

The legal description is taken from the prior deed of record. This improved property is commonly referred to as 152 Hillsboro Place, Nashville, TN 37215.

Being the same property conveyed from Karen M. Kohl, unmarried, to Melissa A. Gholson*, unmarried, by warranty deed, of record in Book 1009, Page 1411, Register's Office, Rutherford County, Tennessee.

*Melissa A. Gholson and Melissa A. Brown are one and the same person.

The property conveyed herein is not the Grantor's primary or principal residence.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 21st day of May, 2026.

Melissa A. Brown

Melissa A. 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 bargainor, **Melissa A. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 2026.

NOTARY PUBLIC

My Commission Expires:
06-20-2029

JULIE T. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), this transfer is exempt from transfer tax as a deed from a transferor to the transferor's or the transferor's spouse's revocable living trust and no oath of value is required in any transaction that is exempt from tax.