THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

Karen Johnson
Batch # 1427470
06/03/2026 09:09:35 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260603-0049878

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

The actual consideration or value for this transfer, whichever is greater is $0.

James David Bryant
Grantor

Sworn to and subscribed by me, this 29 day of May, 2026.

Notary Public
My commission expires: 3/9/2027

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
James D. and Susan H. Bryant, T-ees		
3710 Auburn Lane	SAME	116-12-25
Nashville, TN 37215		

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, JAMES DAVID BRYANT (also known as "JAMES D. BRYANT" and wife SUSAN HALPERIN BRYANT (also known as "SUSAN H. BRYANT" (hereinafter "Grantor"), by these presents does hereby quitclaim and convey unto JAMES DAVID BRYANT and SUSAN HALPERIN BRYANT, TRUSTEES OF THE JAMES DAVID AND SUSAN BRYANT 2026 REVOCABLE COMMUNITY PROPERTY TRUST AGREEMENT DATED MAY 29, 2026, (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

See Attached Exhibit A

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C).**

WITNESS OUR HANDS this 29th day of MAY, 2026.

James David Bryant
JAMES DAVID BRYANT, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, JAMES DAVID BRYANT, the within named Grantor, 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, at office, this 29th day of May, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Susan Halperin Bryant
SUSAN HALPERIN BRYANT, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, SUSAN HALPERIN BRYANT, the within named Grantor, 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, at office, this 29 day of May, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Exhibit A

"Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Resubdivision of the front 30 feet and rear 27 feet of Lot No. 19, Lots 18 and 17 and the northerly 37.5 feet of Lot No. 16, Woodmont Lane Homesites, of record in Book 4885, page 46, Register's Office for said County.

"Said Lot No. 1 fronts 143.45 feet on the easterly margin of Auburn Lane and extends back 157.20 feet on the northerly line and 153.25 feet on the southerly line to a dead line in the rear, measuring 143.57 feet thereon.

"Being the same property conveyed to James D. Bryant and wife, Susan H. Bryant by deed from Richard F. Hogan and wife, Polly C. Hogan, of record in Book 6293, Page 759, of the Register's Office for Davidson County, Tennessee,

"This is improved property known as 3710 Auburn Lane, Nashville, Davidson County, Tennessee 37215. This conveyance is subject to all easements, restrictions, and any other matters which might affect the property."

The above legal description is the same as that contained in the previous deed of record.

Being further the same property conveyed by James D. Bryant and wife, Susan H. Bryant to Charlie D. Cornelius, Trustee, and then reconveyed back to James D. Bryant and wife, Susan H. Bryant by Charlie D. Cornelius, Trustee, to create a tenancy in common by quitclaim deed of record at 20070112-0005383, of the Register's Office for Davidson County, Tennessee,

This is improved property known as 3710 Auburn Lane, Nashville, Davidson County, Tennessee 37215.