Karen Johnson Davidson County
Batch# 1442687 DEEDQC
07/06/2026 04:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260706-0060787

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

(This quitclaim deed was prepared without the benefit of a title search)

Address of New Owners:	Send Tax Bills to:	Map & Parcel:
Matthew Singleton Brewer and Leihoku Pedersen 1122 North 6th Street Nashville, TN 37207	Gary A. Brewer 165 Timberline Drive Franklin, TN 37069	071-16-0-211.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Matthew Singleton Brewer, a married man**, by these presents does hereby quitclaim and convey unto, **Matthew Singleton Brewer and Leihoku Pedersen, husband and wife**, their successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 121 and Northerly 16 feet of Lot 122 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said property fronts together 46 feet on the Westerly margin of North 6th Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Matthew Singleton Brewer, an unmarried man, by Warranty Deed from Karen Kaschak, unmarried, dated May 10, 2018, recorded May 10, 2018, of record in Instrument No. 20180510-0045076, Register's Office for Davidson County, Tennessee. Matthew Singleton Brewer having since married.

Being also known as 1122 North 6th Street Nashville, TN 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 2ND day July, 2026.

Affiant

My commission expires: 6-18-2028
(Affix Seal)

Notary Public

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 2nd July, 2026.

Matthew Singleton Brewer

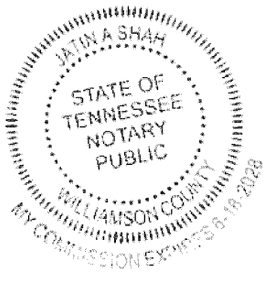
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Matthew Singleton Brewer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of July, 2026.

Notary Public

My Commission Expires: 6-18-2028



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 7-2-2026

Affiant Signature

2nd day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

