Karen Johnson Davidson County
Batch# 1452489 DEEDQC
07/29/2026 12:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260729-0069781

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Melissa Jason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-5-2029
(AFFIX SEAL)

JORDAN T. MYERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV. 5, 2029

JM-QCD-26-605

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deborah C. Hubbert	**Same As New Owner**	
(NAME)	(NAME)	**059-11-0-240.00**
605 Lane Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESLEY W. BRATTON, III AND CHESTER KIMBLE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DEBORAH C. HUBBERT** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Certain Tract or Parcel of Land In Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot 564 on the Plan of Haynes Manor, Section IV, of record in Book 4175, Page 90, Register's Office for said County.

Said Lot 564 fronts 65 feet on the Southeasterly side of Lane Drive and extends back 108.79 feet on the Northeasterly line and 94.2 feet on the Southwesterly line to a broken line in the rear measuring 104.9 feet on the Southwesterly line to a broken line in the rear measuring 104.9 feet thereon.

Being the same property conveyed to Esley W. Bratton and wife Doris J. Bratton by Warranty Deed from Seide Tamba Biddle and husband. John P. Biddle of record in Book 6490, Page 588, Register's Office for Davidson County, Tennessee, dated February 08, 1985 and recorded on February 12, 1985.

The said Esley W. Bratton died October 1, 2014 leaving Doris J. Bratton as surviving tenant.

The said Doris J. Bratton died testate May 29, 2018 vesting the property in the names of Esley W. Bratton, III, Deborah C. Hubbert, and Chester Kimble as devisees under the Last Will and Testament of Doris J. Bratton as evidenced in the Probate Court for Davidson County, Tennessee, Case No. 18-P-1311

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **605 Lane Drive, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the ____ day of 28 July, 2026.

Esley W. Bratton, III

Chester Kimble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ESLEY W. BRATTON, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of July, 2026.

Notary Public
My Commission Expires: 9-16-29
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHESTER KIMBLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of July, 2026

Notary Public
My Commission Expires: 9-16-29
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

RETURN TO:

Rudy Title & Escrow
608 Shelby Avenue
Nashville, TN 37206

I, Sydney Greiner, 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 7/28/2026 (date of document).

Affiant Signature

Date 7/29/2026

State of TN

County of Davidson

Sworn to and subscribed before me this 29th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9-16-29

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY