Karen Johnson Davidson County
Batch# 1452743 DEEDQC
07/30/2026 12:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260730-0070275

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Lisa Kincaid Affiant Subscribed and sworn to before me, this 28th day of July, 2026. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Lisa Lynn Kincaid, Trustee 139 Brighton Close Nashville, Tennessee 37205	SAME	104 13 0F 139.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lisa Lynn Kincaid**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Lisa Lynn Kincaid, Trustee of the Lisa Lynn Kincaid Living Trust, established by the Revocable Trust Agreement of Lisa Lynn Kincaid dated July 28, 2026**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 28th day of July, 2026.

Lisa Lynn Kincaid

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, at office, this 28th day of July, 2026.

My Commission Expires: _____

Notary Public

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 139 on the Plan of Brighton Close, Phase II, Units 139 and 140, a Planned Unit Development, a Horizontal Property Regime, as of record in Book 7900, page 810, amending Book 7900, page 136, Register's Office for Davidson County, Tennessee, to which said plan referenced is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lisa Lynn Kincaid by deed from Charles A. Burdeshaw and Rosemary B. Burdeshaw, husband and wife, of record as Instrument No. 20190116-0004707, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Taxes for the current year.
2. Declaration of Covenants, Conditions and Restrictions for Brighton Close of record in Book 7522, page 108, and as amended in Book 7557, page 621, further amended in Book 7807, page 500; Book 7871, page 343, for Phase II of record in Book 8273, page 884, in Book 8561, pages 812, 819, 824, 829, 834, 839 and 844, amended in Book 8698, page 557 and in Book 9372, page 356 and as amended and restated under Instrument No. 20001003-0098148, Register's Office for Davidson County, Tennessee., Register's Office for Davidson County, Tennessee,
3. By-Laws of Brighton Close Homeowners' Association, Inc., of record in Book 7522, page 123, and as amended and restated under Instrument No. 20001003-0098148, Register's Office for Davidson County, Tennessee.
4. Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bright Close, a Planned Lot Development (Private Element) of record as Instrument No. 20141202-0110443 as amended by Instrument No. 20150430-0039030, Register's Office for Davidson County, Tennessee.
5. Conveyance of Common Area for Brighton Close, a P.U.D., Homeowners' Association, Inc., of record in Book 8698, page 549, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 5612, page 139, Register's Office for Davidson County, Tennessee.
7. Charter of Brighton Close, Phase II, a P.U.D., Homeowners' Association, Inc., of record in Book 8273, page 908, Register's Office for Davidson County, Tennessee.
8. Charter of Brighton Close Homeowners' Association, Inc., of record in Book 8446, page 679, Register's Office for Davidson County, Tennessee.
9. Attorneys Certificate for Lots 139 and 140, of record in Book 9504, page 962, Register's Office for Davidson County, Tennessee.

This is improved property known as 139 Brighton Close, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 July 28, 2026.

07/30/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of July, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

