THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

GENTRY YOUNG, AFFIANT

Subscribed and sworn to before me, this 28th day of July 2026.

NOTARY PUBLIC

My Commission Expires: 9-13-2029

SHELLEY ANNE MASON NOTARY PUBLIC TENNESSEE My Comm Exp. 09/03/2029 COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1458804 DEEDQC
08/11/2026 02:12:29 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260811-0074031

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
GENTRY YOUNG, TRUSTEE OF THE MATTHEW MURPHY BRENNAN IRREVOCABLE 2026 INVESTMENT SERVICES TRUST, DATED JULY 28, 2026 106 McKennell Drive Nashville, Tennessee 37206	New Owner	Map and Parcel No.: 072-15-0-262.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Matthew Brennan, married man, sole ownership**, ("Grantor") do hereby quitclaim, transfer and convey unto **Gentry Young, Trustee of the Matthew Murphy Brennan Irrevocable 2026 Investment Services Trust, dated July 28, 2026**, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 106 McKennell Drive, Nashville, Tennessee 37206, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of M.P. ESTES SUBDIVISION OF LOTS NO. 1-2-4-5-6-7-8-9 AND PART OF LOTS NO. 10-11-12-13 IN SHARPE AND HORN'S 6TH ADDITION of record in Plat Book 843, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Brennan, married man, sole ownership, from Shay T. Keefer, unmarried, by Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20251020-0083462.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented) all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of M.P. ESTES SUBDIVISION OF LOTS NO. 1-2-4-5-6-7-8-9 AND PART OF LOTS NO. 10-11-12-13 IN SHARPE AND HORN'S 6TH ADDITION, as recorded in Plat Book 843, Page(s) 39.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4113, Page 644.

Easement for the flow of the waters of Unknown, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 28th day of July 2026.

Matthew Brennan, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Matthew Brennan,** the 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 and official seal at office, this 28th day of July 2026.

Notary Public

My Commission Expires: 9-3-2029

