This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch # 1459143 DEEDQC
08/13/2026 07:58:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260813-0074895

New Owner:	Send Tax Bill:	Map/Parcel
Abigail I. Everson, Trustee of the Abigail I. Everson Revocable Living Trust dated August 6, 2026, and any amendments thereto 5881 Brentwood Trace Brentwood, TN 37027	Same as new owner	160 14 0B 177.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][D]).

Abigail I Everson
AFFIANT

Sworn to and subscribed before me this 6th day of August 2026.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ABIGAIL I. EVERSON**, (Grantor), by these present do hereby quitclaim and convey unto **ABIGAIL I. EVERSON, TRUSTEE OF THE ABIGAIL I. EVERSON REVOCABLE LIVING TRUST DATED AUGUST 6, 2026, AND ANY AMENDMENTS THERETO** (Grantee), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Unit No. 5881 in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, Page 219, as revised in Book 5200, Page 230 and Book 5200, Page 261 Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, Page 415, amended in Book 5545, Page 510,

Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Abigail I. Everson by quitclaim deed from Shawn R. Everson and Amy M. Everson, husband and wife, dated February 10, 2026, and of record in Instrument No. 20260218-0012709, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Shawn R. Everson and Amy M. Everson, husband and wife, with an undivided 50% interest and Abigail I. Everson, unmarried, an undivided 50% interest, by deed from Phillip Allan Regen and Douglas William Regen, Co-Trustees of the Regen Family Living Trust dated July 20, 2001, of record in Instrument No. 20210820-0112841, in the Register's Office of Davidson County, Tennessee.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brentwood Trace Condominiums, as recorded in Plat Book 5200, Page(s) 219; as revised in Plat Book 5200, Page 230; as revised in Plat Book 5200, Page 261.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Brentwood Trace of record in Book 5524, Page 415, as amended in Book 5545, Page 510; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement recorded in Book 4660, Page 110; Book 4831, Page 125; Instrument No. 20181029-0106563.

This is improved property located at 5881 Brentwood Trace Brentwood TN 37027.

WITNESS MY HAND this 6th day of August, 2026.

By: Abigail I Everson
ABIGAIL I. EVERSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ABIGAIL I. EVERSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 6th day of August, 2026.

NOTARY PUBLIC

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-14-2029