Karen Johnson Davidson County
Batch# 1462769 DEEDQC
08/21/2026 01:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260821-0078164

Prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

Affiant

Subscribed and sworn to before me this 18th day of August, 2026.

Notary Public

My commission expires: 5/21/2030

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information:
Stephanie Brauchle	New Owner	188-10-0H-103.00-CO
3115 Patcham Dr. #103		
Nolensville, TN 37135		

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Stephanie Brauchle**, an unmarried woman hereinafter referred to as Grantor(s), by these presents, quitclaims and convey all of her right, title and interest unto, **Stephanie Brauchle and Triston Cox, as Joint Tenants with Right of Survivorship**, hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 103, as established by Declaration of Covenants, Conditions and Restrictions for Carothers Farm Stacked Flats, a Condominium Development of record as Instrument No. 20180917-0092013, Instrument No. 20210120-0008752, Instrument No. 20210629-0087678, and the Sixth Supplement to the declaration of covenants conditions and Restrictions of Carothers Farms Stacked Flats (Annexing Building 383), of Record in Instrument Number 20210629-0087676 and being shown on Plat attached thereto as Exhibit "B" in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description of the property.

Being the same property conveyed to Stephanie Brauchle, unmarried, by a Warranty Deed from Rachel Hughes, formerly Known as Rachel Conner married,

dated July 20, 2026, and recorded July 27, 2026, in Instrument No. 20260727-0068097, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY CURRENTLY KNOWN AS 3115 Patcham Dr. #103, Nolensville, Tennessee 37135.

Witness my/our hands this 18th day of August 2026.

Stephanie Brauchle

Stephanie Brauchle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within Stephanie Brauchle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of August, 2026.

_____, Notary Public
State of Tennessee at Large

My Commission Expires: 5/21/2030

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 8/18/26 (date of document).

Affiant Signature

8/19/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

