PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, PC
Attn.: Steven K. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1465116 DEEDQC
08/28/2026 11:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260828-0079963

Name and address of owner:	Send tax bills to:	Map Parcel Number:
Cheonette Petion 409 Turning Leaf Place Brentwood, TN 37027	Cheonette Petion 409 Turning Leaf Place Brentwood, TN 37027	171 04 0A 003.00

QUITCLAIM DEED

WHEREAS, Cheonette Petion acquired the property more particularly described herein by Warranty Deed dated September 24, 2020 from Brittany B. Mincey and Justin A. Mincey, recorded September 30, 2020 as Instrument Number 20200930-0112565 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Cheonette Petion desires to make this Quitclaim Deed and cause it to be recorded in said Register's records.

NOW, THEREFORE, CHEONETTE PETION ("Grantor") quitclaims to CHEONETTE PETION, TRUSTEE OF THE CHEONETTE PETION REVOCABLE TRUST DATED August 24, 2026 ("Grantee"), her successors and assigns, all of Grantor's right, title, and interest in and to the following described property (the "Property"), to wit:

Located in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section One, Brownstone, as of record in Plat Book 9700, pages 496 and 497, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Subject to (1) Declaration of Covenants, Conditions, By-Laws and Restrictions for Brownstone, of record in Book 10658, page 952, amended in Instrument No. 20010118-0005696, Register's Office for Davidson County, Tennessee; (2) Dedication of common area to Brownstone Homeowners Association, Inc., of record in Instrument No. 20010719-0076872 in said Register's Office; (3) All matters appearing on the Plan of record as Book 9700, pages 496 and 497, in said Register's Office; (4) Storm water detention agreement of record in Book 10951, page 689, in said Register's Office; and (5) Rights of others in and to the use of the common areas.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Being the same property conveyed to Cheonette Petion by Warranty Deed dated September 24, 2020 from Brittany B. Mincey and Justin A. Mincey, recorded September 30, 2020 as Instrument Number 20200930-0112565 in the Register's Office of Davidson County, Tennessee.

Being improved property known as 409 Turning Leaf Place, Brentwood, TN 37027.

The undersigned acknowledge that this deed was prepared from information in prior deeds, that no request was made that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

[Continued on following page]

IN WITNESS WHEREOF, Grantor has executed this deed as of the 24th day of August, 2026.

GRANTOR:

Cheonette Petion

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Cheonette Petion, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 24 day of August, 2026.

Notary Pubic

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 09, 2027

Commission Expires: 3/9/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that there is no consideration for this transfer and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated §67-4-409(a)(4).

Printed Name: Cheonette Petion
Grantee

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

Notary Public

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 09, 2027

Commission Expires: 3/9/27

4919-3352-1752v.1
4919-3352-1752v1
2973333-000001 08/24/2026

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 8/24/26 (date of document).

Affiant Signature

8/24/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 03/09/2027

NOTARY'S SEAL:

