Karen Johnson
Batch # 1468642
09/04/2026 08:26:59 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260904-0082217

PREPARED BY:
Roland T. Hairston & Associates
615 Main Street, Suite 106
Nashville, Tennessee 37206
Phone: (615) 428-7345

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$0.00.**

ALLEN BRUNSON

KAELYNN MARIE PRYOR
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2030
DAVIDSON COUNTY

SWORN AND SUBSCRIBED before me this 1st day of September 2026.

Notary Public

My commission expires: 1/22/2030

QUITCLAIM DEED

New Owner's Address	Send Tax Bills To:	Map-Parcel Nos.
ALLEN BRUNSON AND TIPPAYAMAS JANGWAD 2404 Springview Drive, Nashville TN 37214	**ALLEN BRUNSON AND TIPPAYAMAS JANGWAD** 2404 Springview Drive, Nashville TN 37214	095 11 0 176.00

THIS QUITCLAIM DEED made this 1st day of September 2026 by **Allen Brunson,** (later called "Grantor"), whose mailing address is 2404 Springview Drive, Nashville TN 37214, to Allen Brunson and wife, Tippayamas Jangwad (later called "Grantees"), whose mailing address is 2404 Springview Drive, Nashville TN 37214.

WITNESSETH: That for good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Grantor does hereby release and quitclaims unto the Grantees, their heirs and assigns forever, all right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Merry Oaks, Section II, of record in Book 2133, Page 8, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Allen Brunson, by Jason Shinton, married, by a Warranty Deed, dated October 30, 2014, of record as Instrument No. 20141103-0100944, Register's Office for Davidson County, Tennessee.

This is improved property known as 2404 Springview Drive, Nashville TN 37214.

Said property is conveyed subject to all easements, restrictions and obligations whether or not of record. The Grantor makes no representations or warranties regarding said property.

WITNESS my hand this 1st day of September 2026.

Allen Brunson

ALLEN BRUNSON, GRANTOR

STATE OF Tennessee)
COUNTY OF Davidson)

Personally, appeared before me, a Notary Public in and for said County and State, the within named **Allen Brunson**, the Grantor, with whom I am personally acquainted and who acknowledged that she has executed the foregoing instrument for the purposes contained therein.

SWORN AND SUBSCRIBED before me this 1st day of September, 2026.

Kaelynn Marie

NOTARY PUBLIC

My commission expires: 1/22/2030

KAELYNN MARIE PRYOR
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2030
DAVIDSON COUNTY