PREPARED BY (AND RETURN TO):
Christy W. Ivey, Atty
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (64581 LM)
Dav. Co. File: Box 8

Karen Johnson Davidson County
Batch # 1471620 DEEDQC
09/10/2026 02:18:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260910-0084212

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian D Batchelor Heather L. Batchelor 3424 Signal Hil Dr. Nashville, TN 37205	Brian D Batchelor Heather L. Batchelor 3424 Signal Hil Dr. Nashville, TN 37205

TAX MAP-PARCEL NUMBERS: 13014002000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **Kathryn Carell Brown and David H. Brown, wife and husband,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer, quitclaim and convey, unto **Brian D. Batchelor and Heather L. Batchelor, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, described according to a survey dated August 25, 2026, by Donlon Land Surveying, LLC, Timothy Mark Donlon, Tennessee Registered Land Surveyor No. 2297 as follows:

BEGINNING AT AN IRON PIN FOUND ON THE EASTERLY MARGIN OF CHANCERY LANE ALSO BEING THE SOUTHWESTERN MOST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
THENCE WITH SAID RIGHT-OF-WAY WITH A CURVE TO THE RIGHT FOR 259.72', HAVING A RADIUS OF 776.70', A CORD BEARING AND DISTANCE OF N 11°22'29" E 258.51' TO AN IRON PIN FOUND;
THENCE LEAVING SAID RIGHT-OF –WAY S 69°24'16"E 395.11' TO AN IRON PIN FOUND;
THENCE S 18°46'32" W 4.47' TO A CONCRETE MONUMENT FOUND;
THENCE S 59°08'21" E 13.84' TO AN IRON PIN FOUND;
THENCE S 09°28'16" E 42.34' TO AN IRON PIN FOUND;
THENCE S 11°07'02" W 110.42' TO AN IRON PIN FOUND;
THENCE N 82°38'01" W 404.70' TO A POINT ON THE EASTERLY MARGIN OF CHANCERY LANE CONTAINING 87,055.91 SF 2.00 ACRES MORE OR LESS.

Being the same property conveyed to Kathryn Carell Brown and David H. Brown, wife and husband, by Warranty Deed from J. Guzikowski and Michael V. Guzikowski, Co-Trustees of the Jane F. Guzikowski Revocable Trust dated August 17, 2017, Restatement dated February 4, 2020, Trust Amendment dated May 27, 2021, and Trust Restatement dated January 28, 2022, dated October 21, 2024 and recorded on October 21, 2024, of record in Inst. No. 20241021-0081704, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 1012 Chancery Lane South, Nashville, TN 37215

WITNESS THE EXECUTION HEREOF on September 9, 2026.

Kathryn Carell Brown

David H. Brown

State of Tennessee
County of Davidson

On September 9, 2026, before me the undersigned authority, personally appeared **Kathryn Carell Brown and David H. Brown,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

Notary Public

My Commission Expires:

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-.

Affiant

Sworn and subscribed before me on September 9, 2026.

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Notary Public

My Commission Expires: