QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Katherine Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF September, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11-08-2028
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
5931 Carl Place, LLC	**NEW OWNER**	
(NAME)	(NAME)	
302 Lauderdale Rd		**09106013800**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tipton Randall Brown and Katherine E. Brown, husband and wife ("Grantor") by these presents do herby convey, assign, and quitclaim to 5931 Carl Place, LLC, ("Grantee") its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 8th, formerly the 13th Civil District of Davidson County, Tennessee, described as follows:

Tract No. I : Beginning at a concrete monument at the Southwest corner of Lot No. 26 in West Park Addition; thence with the Southerly boundary of said West Park Addition, South 58 degrees 54' East 329.2' to a concrete monument; thence South 31 degrees 10' West 51' to a concrete monument; thence South 58 degrees 53' East 364.4' to a concrete monument thence North 31 degrees 00' East 16' to a concrete monument; South 58 degrees 56' East 167' to a point in the centerline of Trice Drive; thence North 31 degrees 00' East 15' to a point; thence South 58 degrees 56' East 150' to a concrete monument in the line between West Park Addition and West Park Addition No. 2; thence with said line South 31 degrees 00' West 55' more or less to a point in the Southeasterly boundary of property conveyed to Richard J. Eddy and wife, by deed of record in Book 2027, page 20, Register's Office for said county; thence with the boundary of the Eddy property Northwestwardly 150' more or less to the Northwestwardly boundary of property conveyed to Eddy and wife, as aforesaid; thence with the said boundary South 31 degrees West 145' more or less; to a point in the center of Richland Creek, being the Southwest corner of the said Richard J. Eddy and wife, property; thence down Richland Creek with the meanders thereof to a point in the Westerly line of West Park Addition as extended to Richland Creek; thence North 31 degrees 00' East with the extension of said Westerly line of West Park Addition 450', more or less, to the beginning.

Being the same property conveyed to Tipton Randall Brown and Katherine E. Brown, husband and wife, by Warranty Deed from Jeanette M. Coke, a single person, filed for record on 3/15/2018 as Instrument Number 20180315-0024647, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

This is improved property known as: 5931 Carl Pl., Nashville, TN 37209

Karen Johnson
Batch # 1472726
09/15/2026 02:03:12 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260915-0085721

PH

Witness my hand this the 14 day of September, 2026.

Tipton Randall Brown

Katherine E. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tipton Randall Brown and Katherine E. Brown (the bargainors), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of September 2026.

Notary Public
My Commission Expires:

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11-08-2028
DAVIDSON COUNTY

PH