Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 161 11 0C 024.00

Karen Johnson Davidson County
Batch # 1475632 DEEDQC
09/22/2026 08:25:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260922-0087715

QUIT CLAIM DEED

Property Address & New Owner:
KIRSTEN A. DAVIES, Trustee of the
VON BIELSKI HOLDINGS TRUST
312 Yorkshire Circle
Nashville, TN 37211

Mail Tax Statement to:
Kirsten A. Davies, Trustee
312 Yorkshire Circle
Nashville, TN 37211

The **GRANTOR, MARTHA COTTON, unmarried,** for and in consideration of Zero Dollars ($0.00), does hereby convey and quit claim all right, title and interest in the below-described property to:

KIRSTEN A. DAVIES, Trustee of the
VON BIELSKI HOLDINGS TRUST, dated December 2, 2024

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. D-406 on the Re-Subdivision of Lot 1, Phase IV, Villages of Brentwood, of record in Plat Book 6900, Page 471, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to MARTHA COTTON, unmarried, by Warranty Deed of record at Instrument No. 20220614-0067492 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth in Exhibit "A".

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 8th day of July, 2026 by the undersigned.

MARTHA COTTON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **MARTHA COTTON** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 8th day of July, 2026.

NOTARY PUBLIC

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-14-2029

My Commission Expires: _____

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(D).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

AFFIANT

Subscribed and sworn to before me this 8th day of July, 2026.

NOTARY PUBLIC

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-14-2029

My Commission Expires: _____

EXHIBIT "A"

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 471, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7231, Page 789, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Villages of Brentwood Townhouse Homeowners' Association of record in Book 7231, Page 809, in the Register's Office for Davidson County, Tennessee.

Charter of Villages of Brentwood Homeowner's Association of record in Book 6158, Page 352, amended in Book 7599, page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 927 and Book 8163, page 593, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6730, Page 508, in the Register's Office for Davidson County, Tennessee.

Dedication of Annexation of record in Book 7494, Page 689, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed - Open Area of record in Book 7397, Page 384 and Book 7397, Page 382, in the Register's Office for Davidson County, Tennessee.