Karen Johnson
Batch # 1480489
10/05/2026 08:52:59 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20261005-0091265

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $0.00.
MUSIC CITY ESTATE LAW **1650 MURFREESBORO ROAD** **SUITE 130** **FRANKLIN, TN 37067** **(615) 628-7775**	Affiant Subscribed and sworn to before me, this 22nd day of September 2026. Notary public My commission Expires: April 14, 2029

JUSTIN M. GILBERT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 14, 2029
COUNTY OF WILLIAMSON

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Brook and Kit Babcock Trust 3581 Benders Ferry Rd Lot 9 Mt. Juliet, TN 37122	Brook and Kit Babcock Trust 3581 Benders Ferry Rd Lot 9 Mt. Juliet, TN 37122	096 14 0 090.000

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Brook K. Babcock and Keven-Marie Babcock, husband and wife, do hereby quitclaim, transfer and convey unto Brook Babcock and Keven Marie Babcock, as Trustees of the Brook and Kit Babcock Trust dated September 22, 2026, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described in "Exhibit A."

Being the same property conveyed to Brook K. Babcock and Keven-Marie Babcock, husband and wife, from Melissa A. Bryant, married, by Warranty Deed dated March 14, 2017 and recorded on March 16, 2017, Instrument No. 20170316-0025830, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 2898 Lyncrest Drive, Nashville, Tennessee 37214

Witness my hand 22nd day of September 2026.

Brook K. Babcock, Grantor

Keven-Marie Babcock, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin M. Gilbert, Notary Public, Brook Babcock and Keven-Marie Babcock, as Grantors, 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, at office, this day, September 22, 2026.

[Seal]

JUSTIN M. GILBERT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 14, 2029
COUNTY OF WILLIAMSON

Justin M. Gilbert, Notary Public
My commission expires: April 14, 2029

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 7 of HAPPY ACRES of record in Plat Book 2331, Page 63, Register's Office for said County, more particularly described as follows:

Beginning at a point in the northerly margin of Lynerest Drive, the common corner of Lots 6 and 7; thence in an easterly direction along the margin of said Drive 91.2 feet to a point; thence in a northeasterly direction around a curve 40.9 feet in length to a point in the westerly margin of Colfax Drive; thence in a northerly direction along the margin of said Drive, 147.9 feet to a point; thence in a westerly direction 106.9 feet to a point; a common corner of Lots 6 and 7; thence in a southerly direction along the line between said two lots 174.2 feet to the point of beginning.