Karen Johnson Davidson County
Batch# 354764 DEEDQC
02/07/2020 10:25:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200207-0014439

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **DMITRIY D. CARRIGAN, A SINGLE MAN, AND JENNIFER STANFORD, A SINGLE WOMAN, AS JOINT TENANTS,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **DMITRIY D. CARRIGAN, A SINGLE MAN,** all their right, title, and interest including, but not limited to their marital interest in and to the following described real estate, located in **DAVIDSON,** Tennessee, described as follows:

Being all of Unit No. 62, on the plan of the Townhomes of Bradburn Village, Phase 3B, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20180226-0017976, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Dmitriy D Carrigan, a Single Man, and Jennifer Stanford, a Single Woman, As Joint Tenants, by deed from, Ole South Properties, Inc., a Tennessee Corporation, dated January 17, 2019, appearing of record in Instrument Number 20190125-0007468, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20060816-0101099, amended in First Amendment of record Instrument Number 20070717-0084884, and amended and restated in Instrument Number 20070817-0098536, Instrument Number 20121109-0103798, Instrument Number 20180226-0017976 and Instrument Number 20180713-0068064; Restrictions of record in Instrument Number 20070817-0098536 and Instrument Number 20121109-0103796; Right of Way Easement of record in Book 3644, page 317 and Book 3670, page 396; Supplemental Right of Way Agreement of record in Book 4579, page 913; Easements of record as referenced in Installment Deed of record in Book 5799, page 662; Grant of Transmission Line Easement of record in Instrument Number 20020909-0109148; Stormwater Detention Agreement of record in Instrument Number 20060608-0068199; Charter of The Townhomes of Bradburn Village Homeowners Association, Inc., of record in Instrument Number 20060823-0103546; Agreement regarding Grant of Easement of record in Instrument Number 20070622-0074712; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20080502-0045461; Grant of Easement of record in Instrument Number 20170206-0012425; Tennessee Valley Authority Line and Pipeline Easement mentioned in Book 4728, page 63; Assignment of Developer's Rights Under Amended and Restated Declaration of Covenants, Conditions, and Restrictions for the Townhomes of Bradburn Village, as amended, appearing as Instrument No. 20170802-0078538, and Supplement Declaration of record in Instrument No. 20180226-0017978; Restrictions of record in Instrument No. 20070817-0098536, and in Instrumnet No. 0103796; Access Utility & Drainage Easement of record in Instrument Number 20171229-0132505; Notice of Completion of record in Instrument No. 20181220-0123842; and to any and all matters shown on said plat and survey of record in Instrument Number 20180226-0017976; all of said Register's Office.

IN TESTIMONY WHEREOF his/her has (we) hereunto set his/her hand(s) and seal(s) this 5 day of February, 2020.

Dmitriy Carrigan
DMITRIY D. CARRIGAN

Jennifer Stanford
JENNIFER STANFORD

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

On the 5 **day of FEBRUARY, 2020,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **DMITRIY D. CARRIGAN AND JENNIFER STANFORD,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 5 day of FEBRUARY, 2020.

My Commission Expires: 1/24/21

Sheri L. Morgan
Notary Public

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

The actual consideration for this transfer is –0-

Affiant

Sworn and subscribed to me this 5 day of FEBRUARY, 2020.

My Commission Expires: 1/24/21

Notary Public

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

This information was provided solely by the parties
Prepared by: Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Unit 15, Murfreesboro, TN 37129

Map/Parcel: 164-6-B/105CO

Name and Address of New Owner/Send Tax Bills To:

DMITRIY D. CARRIGAN

625 Bradburn Village Circle, Antioch, TN 37013