Karen Johnson Davidson County
Batch# 577890 DEEDWARR
02/24/2021 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $456.95
20210224-0023318

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $123,500.00 Affiant Subscribed and sworn to before me This 12th day of February 2021. Notary Public My Commission Expires: May 3, 2021

ROBERT E. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

Address New Owners as:	Tax Bill To:	Map / Parcel
Jamison F. Link 420 Walton Lane Madison, TN 37115	New Owner	51-15-A 55.CO

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 21-01-16218

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **brilliance LLC, A Tennessee limited liability company**, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Jamison F. Link, a single man,** (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. L55 on the Plan of Quail Creek, of record in Plat Book 6328, pages 89-93; together with an undivided interest in the Common Elements of the Quail Creek Homeowners Association, all described in Master Deed and Bylaws of record in Book 6328, page 44, Register's Office for Davidson County, Tennessee, all to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to brilliance, LLC by Quitclaim Deed from Aaron Brill, an unmarried man, and Beth Brill, a married woman, of record in Instrument No. 20150513-0043867 Register's Office for Davidson County, Tennessee.

This is improved property known as 420 Walton Lane, Apt L55, Madison, TN 37115.

This is the same legal description as the previous deed.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.
2. Master Deed of record in Book 6328, page 44, said Register's office.
3. Sanitary Sewer Easement of record in Book 4203, page, 221, said Register's office.

4. Order of Easement recorded in Instrument No. 20120228-0017172, said Register's office.
5. Easement, if any, for the charter right-of-way of the L & N Railroad.
6. Charter of Quail Creek HOA recorded in Book 6340, page 410 and amended in Instrument No. 20090266-0016995, said Register's office.
7. Easement by HOA to Comcast recorded in Instrument No. 20130709-0070572, said Register's office.
8. This conveyance is subject to all restrictions of record; all easements of record; all visible easements; all matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws; and all applicable government and zoning regulations.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 12th day of February 2021.

brilliance, LLC

Member

Aaron Brill, Member

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Aaron Brill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of brilliance, LLC., and as such Member acknowledged that he is authorized to execute the foregoing instrument on behalf of brilliance, LLC., the within named bargainor, and that he as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself as Member.

Witness my hand and seal, at Nashville, Tennessee, this 12th day of February 2021.

Notary Public

My Commission Expires: May 3, 2021

ROBERT L. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY