This instrument prepared by:
Derrick R. Davis
Robertson Law Group
3401 Mallory Ln. Ste. 200
Franklin, TN 37607
615-819-1297

Karen Johnson Davidson County
Batch# 614068 DEEDQC
04/13/2021 02:01:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210413-0049258

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me
the 5th day of April, 2021

Patricia J Ramsey
NOTARY PUBLIC

PATRICIA J RAMSEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-07-2024

My Commission Expires: 2/7/24

NEW OWNER:

732 Bradburn Village LLC
3326 Arcara Way Apt. 310
Lake Worth, FL 33467-1496

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:

164-06-0B-231.00-CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Carol Ann Beebe, a single woman (hereinafter referred to as "Grantor"), does convey all of her undivided right, title and interest to the hereinafter described property to 732 Bradburn Village Way LLC, a Tennessee Limited Liability Company (hereinafter referred to as "Grantee"). Said property conveyed herein as described as follows:

Being all of Unit No. 231, on the plan of the Townhomes of Bradburn Village, Phase 2, Section 1, 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 20180924-0094137, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by Warranty Deed from Amber Lane Development, LLC, a Tennessee Limited Liability Company, dated February 7, 2019, appearing of record in Instrument Number 20190212-0012961, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Carol Ann Beebe, a Single Woman, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated July 25, 2019, appearing of record in Instrument Number 20190805-0077158, of the Register's Office of Davidson County, Tennessee.

This property is commonly known as 732 Bradburn Village Way, Antioch, TN 37013

This conveyance is subject to such limitations, matters of record, and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to the Grantee.

[signatures appear on the following pages]

IN WITNESS THEREOF, effective this the 27 day of MARCH, 2021 the said GRANTOR has herewith set his hand and seal, the day and year first above written.

Carol A Beebe
GRANTOR

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTOR, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEE, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF: Florida

COUNTY OF: Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, CAROL ANN BEEBE, with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 27th day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 08/30/2024

LIAM MOWATT
Notary Public - State of Florida
Commission # HH 037384
My Comm. Expires Aug 30, 2024
Bonded through National Notary Assn.