Karen Johnson Davidson County
Batch# 674748 DEEDQC
07/12/2021 09:47:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210712-0093149

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:
John A. Webster, III
Julia W. Richardson
925 Southside Place
Nashville, TN 37203

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
105-02-1E-001.00-CO

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Stonybrook, LLC**, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and does hereby convey remise, release and forever quitclaim unto **John A. Webster, III, and Julia Webster Richadson, as Tenants in Common**, all interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. A, on the Horizontal Property Regime for Declaration of Covenants, Conditions and Restriction for Townhomes at 925 Southside Place, as recorded in the Master Deed of record in Instrument No. 20161118-0122052, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description tighter with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.
>
> Being the same property conveyed to Stoneybrook, LLC by Warranty Deed from Laura Peters, unmarried, of record in Instrument No. 20200915-0105035, Register's Office for Davidson County, Tennessee.

This is improved property known as 925 Southside Pl., Nashville, TN 37203.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 9th day of July, 2021.

Stonybrook, LLC

BY: Julia Webster Richadson, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Julia Webster Richadson with whom I am personally acquainted and who upon her oath acknowledged herself to be the Member of Stonybrook, LLC, the within named bargainor, a limited liability company, and that she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Julia Webster Richadson, as such Member.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 9th day of July 2021.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My commission expires: 3/1/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 9th day of July, 2021.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My commission expires: 3/1/2023