QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **John T Tice, a married man,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **John T Tice, a married man, and Katherine A Tice, an unmarried woman,** all his/her/their right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson County**, Tennessee, described as follows:

Being all of Unit No. 191, on the plan of The Townhomes of Bradburn Village, Phase 2, Section 2, 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 20190605-0053811, 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 John T Tice, married man, by deed from, Ole South Properties, Inc., a Tennessee Corporation, dated July 10, 2020, of record in Instrument number 20200724-0081684, of the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Amber Lane Development, LLC by deed dated July 28, 2017, from Jimmy E. Allen, Trustee Revocable Trust, of record in Instrument Number 20170802-0078537, 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 in Instrument Number 20070717-0084884, amended and restated in Instrument Number 20070817-0098536, Instrument Number 20121109-0103798 and Supplementary Declarations of record in Instrument Number 20180226-0017976, Instrument Number 20180924-0094137 and Instrument Number 20190605-0053811; 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; Access Utility & Drainage Easement of record in Instrument Number 20171229-0132505; and to any and all matters shown on said plat and survey of record in 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 20190605-0053811; all of said Register's Office.

IN TESTIMONY WHEREOF he/she has(we) hereunto set his/her hand(s) and seal(s) this 3RD day of May, 2022.

John T Tice FLDL T200-478-44-412-0

Mary A Tice FLDL T200-581-50-770-0

Karen Johnson Davidson County
Batch# 853161 **DEEDQC**
05/10/2022 12:03:08 PM 1 pg
Fees: $12.00 Taxes: $0.00
20220510-0053360

STATE OF Florida
COUNTY OF St. Lucie

On the 3RD day of May 2022, before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **John T Tice** and **Mary A Tice** acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 3RD day of May, 2022.

Lisa N Blocker LISA N BLOCKER
Notary Public
My Commission Expires: 3-11-25

Lisa N. Blocker
Notary Public
State of Florida
Comm# HH103695
Expires 3/11/2025

The actual consideration for this transfer is -0-

Affiant Dana Leshley

Witness my hand and official seal this 3RD day of May, 2022.

Lisa N Blocker LISA N BLOCKER
Notary Public
My Commission Expires 3-11-25

Lisa N. Blocker
Notary Public
State of Florida
Comm# HH103695
Expires 3/11/2025

This information was provided by the parties. Tax Bill to new Owner.
Prepared by: Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd. Ste 16, Murfreesboro, TN 37129
Map/Parcel: 164-6-B-191CO
New Owner: John Tice and Katherine Tice 803 Bradburn Village Way Antioch, TN 37013