RETURN TO:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

# QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **Marsha Vanita Cohen, Single Woman,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Marsha Vanita Cohen, Single Woman, and Mytecia R Myles, Single Woman,** all their right, title, and interest including, but not limited to her marital interest in and to the following described real estate, located at **752 Bradburn Village Way, Antioch, Tennessee, 37013**, located in **DAVIDSON,** Tennessee, described as follows:

Being all of Unit No. 221, 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 the same property conveyed to Marsha Vanita Cohen, single woman, by deed from, Ole South Properties, Inc., a Tennessee Corporation, dated October 30, 2019, appearing of record in Instrument Number 20191105-0113998, 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, and Instrument Number 20121109-0103798, and Supplementary Declarations of record in Instrument Number 20180226-0017976, and Instrument Number 20180924-0094137; 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; Notice of Completion filed for record in Instrument Number 20190905-0089569 on September 5, 2019; and to any and all matters shown on said plat and survey of record in Instrument Number 20180924-0094137; 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 July, 2023.

**Marsha Vanita Cohen**

Karen Johnson Davidson County
Batch# 1032358 **DEEDQC**
07/31/2023 10:00:14 AM 1 pg
Fees: $12.00 Taxes: $0.00

20230731-0058703

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

On the 3rd day of **July, 2023,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared Marsha Vanita Cohen, 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 3rd day of July, 2023.

My Commission Expires: 3/15/25

Notary Public

LINDSAY W. WALKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**The actual consideration for this transfer is –0-**

**Affiant**

Sworn and subscribed to me this 3rd day of July, 2023.

My Commission Expires: 3/15/25

Notary Public

**This information was provided solely by the parties.**
**Prepared by: Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Unit 16, Murfreesboro, TN 37129**
**Map/Parcel: 164-6-B/221CO**
**Name and Address of New Owner/Send Tax Bills To:**
**Marsha Vanita Cohen, 752 Bradburn Village Way, Antioch, TN 37013**

LINDSAY W. WALKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY