Karen Johnson Davidson County
Batch# 1051132 DEEDQC
09/18/2023 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230918-0072999

THIS INSTRUMENT PREPARED BY:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040

MAP.GROUP.PARCEL: 164 06 0B 054.00

NEW OWNERS:
JAMES H. JOHNSON, III
609 BRADBURN VILLAGE CIR.
ANTIOCH, TN 37013

SEND TAX BILLS TO:
Same as above

QUITCLAIM DEED

This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, **ROLANDA JOHNSON,** by this instrument **QUITCLAIMS** all of the interest of Grantor in the hereinafter described property unto **JAMES H. JOHNSON, III,** his heirs and assigns forever, the property described as follows:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING UNIT 54 ON THE PLAN OF THE TOWNHOMES OF BRADBURN VILLAGE, AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO 20060816-0101099, FIRST AMENDMENT AT INSTRUMENT NO 20070717-0084884, AND AS SHOWN ON EXHIBIT A-1 IN THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION FOR THE TOWNHOMES OF BRADBURN VILLAGE OF RECORD AT INSTRUMENT NO 20070817-0098536, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ANY AND ALL AMENDMENTS THERETO, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED UNTO JAMES H. JOHNSON, III AND ROLANDA JOHNSON, HUSBAND AND WIFE, BY WARRANTY DEED FROM BRECKENRIDGE PROPERTY FUND 2016, LLC, A

DELAWARE LIMITED LIABILITY COMPANY, DATED APRIL 6, 2023, OF RECORD IN INSTRUMENT NO 20230517-0036911, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property more commonly known as 609 BRADBURN VILLAGE CIR., ANTIOCH, TN 37013.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Rolanda L. Johnson
ROLANDA JOHNSON

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, ROLANDA JOHNSON, the bargainer with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes therein contained.

Witness my hand and official seal at office, this the 6th day of September, 2023.

M. L Schodroski
Notary Public
My Commission Expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is none.

Taylor Anderson
AFFIANT

Sworn to and subscribed before me, this 15th day of September, 2023.

M. L Schodroski
Notary Public
My Commission Expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

TRUE COPY CERTIFICATION

I, Taylor Anderson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/6/2023.

Taylor Anderson — Date:

Signature

State of Tennessee
County of Davidson.

Personally appeared before me, M.R. Schodroski, a notary public for this county and state, Taylor Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 15th day of September, 2023.

M.R. Schodroski

Notary Signature

My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026