This instrument was prepared by:
Patricia R. Young
Perrone & Young
400 Sugartree Lane, #220
Franklin TN 37064-3037
615 / 373.6910

Karen Johnson Davidson County
Batch# 1084971 DEEDQC
12/22/2023 07:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231222-0098632

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
Madeleine A. Collier 1101 Arroyo Drive Nashville TN 37218	Guaranteed Rate, Inc. 4044 North Lincoln Avenue #324 Chicago IL 60618	058-07-0B-069.00-CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $0.00.

Daysha McGrath
AFFIANT

FRED A. SELMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Personally appeared before me, sworn to and subscribed before me this 9th day of August 2023.

Fred A. Selman
NOTARY PUBLIC

My commission expires: 07-10-2027

FOR AND IN CONSIDERATION of Ten and No/100ths ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Brendan P. Johansen** (the "Grantor"), do hereby quitclaim and convey unto **Madeleine A. Collier** (the "Grantee"), her heirs, successors, and assigns, all of my right, title and interest in and to the following described tract or parcel of land in Nashville, Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 69, on a Final Plat for The Crossing at Drakes Branch, Phase 1B, according to plat appearing of record in Instrument No. 202102240023311, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING the same property conveyed to Madeleine A. Collier and Brendan P. Johansen, as joint tenants with the right of survivorship, by General Warranty Deed dated April 28, 2022, from SDH Nashville LLC, a Georgia limited liability company, recorded on May 2, 2022, recorded as Instrument No. 20220502-0050624, Register's Office for Davidson County, Tennessee.

This is improved property known as:
1101 Arroyo Drive, Nashville, Davidson County, Tennessee, 37218

This deed was prepared based upon information provided by Grantor and Grantee and no title search was conducted, nor was verification of Grantor's status established. Grantor and Grantee agree to hold the preparer harmless from any claim arising out of any matters which may appear in public record.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the property.

IN WITNESS WHEREOF, I have hereunto set my hand on this 9th day of August 2023.

GRANTOR:

BRENDAN P. JOHANSEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Brendan P. Johansen**, the bargainor, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of August 2023.

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My commission expires: 07.10.2027

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101, I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the foregoing electronic document – **Quit Claim Deed**, dated **August 9, 2023** – tendered for recording herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **August 9, 2023**.

This 21st day of December 2023.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 21st day of December 2023.

MILDRED A. SELMAN, Notary Public

My commission expires: 07.10.2027

