Karen Johnson Davidson County
Batch# 1131214 DEEDQC
05/06/2024 10:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240506-0033005

Prepared By & Return To:
Bridgforth, Buntin &Emerson, PLLC
5293 Getwell Rd.
Southaven, MS 38672
662/393-4450

NO TITLE WORK PERFORMED
NONE REQUESTED

QUITCLAIM DEED

SUE ANN T. STEWART AND HUSBAND
JAMES HOLLAND STEWART GRANTORS

TO

FREDERICKSBURG TOWNHOUSE, LLC GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good, and valuable considerations, the receipt of all of which is hereby acknowledged, Sue Ann T. Stewart and husband, James Holland Stewart, party of the first part, do hereby bargain, sell, release, remise, and convey unto Fredericksburg Townhouse, LLC, a Mississippi limited liability company, party of the second part, all of their right, title, and interest in and to the land lying and being situated in Sevier County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 64 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, of record in Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This being the same property conveyed by Whitney Anderson Benner, f/k/a Whitney Anderson to Sue Ann T. Stewart and husband, James Holland Stewart, and filed of record in Instrument # 20150618-0058266 in the Register's Office of Davidson County Tennessee.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

This conveyance is subject to the following:

a. All matters shown on the Plan of record in Book 9700, page 957, Register's Office for Davidson County, Tennessee.
b. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Townhomes of Fredericksburg of record in Book 7798, page 843, Book 8920, Page 65, amended in Book 9500, page 393, Book 9860, page 840, Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, Book 10453, page 931, Book 11550, page 531, Book 10694, page 541, Book 10628, page 517, Book 11682, page 75, and Instrument 200007180070558, Register's Office for Davidson County, Tennessee.
c. By-Laws in Book 8920, page 45, amended in Book 10694, page 539, Book 10126, page 486, Book 10275, page 959, Book 11550, page 554, and Instrument No. 20150102-0000219, Register's Office for Davidson County, Tennessee.

d. Charter in Book 8920, page 40, amended in Book 10126, page 430 and Book 11550, page 529, Register's Office for Davidson County, Tennessee.
e. All matters shown on the PUD Boundary in Book 7900, page 509, and Plat Book 7900, page 807, Register's Office for Davidson County, Tennessee.
f. Storm water detention agreement of record in Book 10357, page 920, Register's Office for Davidson County, Tennessee.
g. Quitclaim Deed for common areas in Book 11753, page 208, Register's Office for Davidson County, Tennessee.
h. Water Main Easement in Bok 9698, page 81, Register's Office for Davidson County, Tennessee.
i. Sanitary Sewer Easement in Book 7358, page 643, Book 7851, page 712, Book 7993, page 269, and Book 9607, page 431, Book 9698, page 124, Register's Office for Davidson County, Tennessee.
j. Easement for Cable TV in Instrument 200005160049387, Register's Office for Davidson County, Tennessee.
k. Easement to BellSouth in Book 10709, page 143, Register's Office for Davidson County, Tennessee.
l. Amenities Areas in Book 9443, page 538, Register's Office for Davidson County, Tennessee. Dedication of Site Drainage Easement in Book 10012, page 756, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 601 Old Hickory Blvd., #119, Brentwood, Tennessee 37027.

WITNESS the signature of said party of the first part this the 26 day of March 2024.

GRANTORS

Sue Ann T. Stewart
SUE ANN T. STEWART

James H. Stewart
JAMES HOLLAND STEWART

STATE OF MISSISSIPPI
COUNTY OF HINDS

This day personally appeared before me, the undersigned authority of law, in and for the jurisdiction aforesaid, the within named Sue Ann T. Stewart and husband, James Holland Stewart, who each individually acknowledged they signed and delivered the above and foregoing Quitclaim Deed on the day and year therein mentioned.

Given under my hand and official seal this the 26 day of March 2024.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 108... ANGELA B. HEALY (seal) Commission Expires March 31, 2027 MADISON COUNTY

Angela B Healy
Notary Public

Grantor's Address and Phone:

Grantees' Address and Phone:

Sue Ann T. Stewart and James Holland Stewart 506 Shalom Way Flowood, Mississippi 39232 601-906-0700	Fredericksburg Townhouse, LLC, a Mississippi limited liability company 506 Shalom Way Flowood, Mississippi 39232 601-906-0700
Name of Property Owner:	Fredericksburg Townhouse, LLC a Mississippi limited liability company
Address of Property Owner:	506 Shalom Way Flowood, Mississippi 39232
Property Address:	601 Old Hickory Blvd. #119 Brentwood, TN 37027
Mail Tax Bill To:	506 Shalom Way Flowood, Mississippi 39232
Tax Parcel No.:	171030B30200CO

STATE OF MISSISSIPPI
COUNTY OF

The actual consideration or true value, whichever is greater, for this transfer is $0.00. Witness my signature this, the 26 day of March 2024.

Lurlene Stewart
AFFIANT

SUBSCRIBED AND SWORN before me this the 26 day of March 2024.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 98611 ANGELA B. HEALY Commission Expires March 31, 2027 MADISON COUNTY

Angela B Healy
NOTARY PUBLIC

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TRUE COPY CERTIFICATION

I, Barry W. Bridgforth, Jr., hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. Date of document March 26, 2024.

BARRY W. BRIDGFORTH, JR. (MSB #9797)

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, Kimberly Hawkins, a Notary Public for this county and state, Barry W. Bridgforth, Jr., who acknowledges that this certification of the above and foregoing electronic document dated March 26, 2024, is true and correct and whose signature I have witnessed.

(Seal)

STATE OF MISSISSIPPI
KIMBERLY C. HAWKINS
NOTARY PUBLIC
ID No. 119193
Commission Expires
February 16, 2025
DESOTO COUNTY

Notary Public Date: 03/26/2024