Karen Johnson Davidson County
Batch# 1133415 DEEDQC
05/10/2024 12:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240510-0034590

QUITCLAIM DEED

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TN)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25TH DAY OF April, 2023.24

NOTARY PUBLIC

My Commission expires: 5.9.2026

THIS INSTRUMENT PREPARED BY:

Bell Law, PLLC 112 30th Ave. N., Nashville, TN 37203
With information provided by the parties

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL N
Kathryn Langston	SAME	141030C06000CO
2701 Gossett Trail		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

ALL INFORMATION WAS PROVIDED BY THE PARTIES. NO TITLE EXAMINATION WAS CONDUCTED AND BELL LAW SETTLEMENT SERVICES, LLC DOES NOT WARRANT ANY OF THE INFORMATION PROVIDED ON THIS DEED.

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROBERT R. LANGSTON AND KATHRYN LANGSTON, HUSBAND AND WIFE

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

KATHRYN LANGSTON

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

This is unimproved property, known as: 2701 Gossett Trail, Nashville, Tennessee 37221
(House Number) (Street) (City) (State) (Zip)

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

Witness my hand this the 25 day of April, 2023.24

Robert R. Langston

Kathryn Langston

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF GEORGIA }
COUNTY OF GWINNETT }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Robert R. Langston**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25 day of April, ~~2025~~.2024

My Commission expires:
08-11-2026

Shanell Alexander
Notary Public

SHANELL ALEXANDER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF GEORGIA }
COUNTY OF GWINNETT }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Kathryn Langston**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25 day of April, ~~2025~~.2024

My Commission expires:
08-11-2026

Shanell Alexander
Notary Public

SHANELL ALEXANDER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 60 OF HARPETH SPRINGS VILLAGE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, A DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101 ET SEQ., OF THE TENNESSEE CODE ANNOTATED, UNDER THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20180326-0028123, AS AMENDED AND RESTATED IN INSTRUMENT NO. 20180417-0036143, AMENDED IN INSTRUMENT NO. 20190130-0009015, SCRIVENER'S AFFIDAVIT IN INSTRUMENT NO. 20190325-0026836, DEPICTION OF PROPERTY ATTACHED AS EXHIBIT "A-1", BYLAWS OF HARPETH SPRINGS UNIT OWNERS ASSOCATION, INC., ATTACHED AS EXHIBIT "B". SAID UNIT BEING DEPICTED ON EXHIBIT "A-1", OF SAID DECLARATION, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ROBERT R. LANGSTON AND KATHRYN LANGSTON, HUSBAND AND WIFE, BY WARRANTY DEED FROM BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED ON JULY 31, 2019, OF RECORD IN INSTRUMENT NO. 20190731-0075207, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 April 25 2024 (date of document)

Regina Sullo

Affiant Signature

May 10, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 10th day of May, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY CO... 2026

202405100034590