This Instrument Prepared by & Return To:
Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of Tennessee
County of Williamson

The actual consideration of $0.00.

Affiant

Subscribed and sworn to before me this 23 day of August, 2024.

Olga Lopez
Notary
Commission Expires: 4/4/28

OLGA LOPEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/04/2028
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1173466 DEEDQC
08/23/2024 11:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240823-0064916

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Todd E. Johnston 4847 Bevendean Dr., Unit F-12 Nashville, TN 37211	NEW OWNER	161-09-0A-122.00CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, WE, **Todd E. Johnston,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **Todd E. Johnston, a single man and Ashley Christine Johnston, a single woman, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Unit No F-12 as set forth on Exhibit "E'T to the Master Deed Establishing Brighton Villaage, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et Seq., as amended, of record as Instrument No. 200801170005582 as amended by Exhibit "A" to the First Amendment to Master Deed of record as Instrument No. 20080808-0081965 and corrected by Exhibit "A" to the Instrument of Correction of record as Instrument No. 20110520-0038914 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Felicia Lipford, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liablity Company of record in Instrument No. 20110808-0060902 Register's Office for Davidson County, Tennessee, dated August 05, 2011 and recorded on August 08, 2011. Being also know as 4847 Bevendean Dr., Nashville, TN 37211.

Being the same property conveyed to Todd E. Johnston, a single man by Warranty Deed from Felicia Lipford, an unmarried woman of record in Instrument No. 20150917-0094563 Register's Office for Davidson County, Tennessee, dated September 15th, 2015 and recorded on September 17, 2015.

For information purposes only: 4847 Beendean Drive, Unit F-12, Nashville, TN, 37211.

Subject to all matters of record.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Witness my hand this 23 day of August, 2024.

Todd E. Johnston

State of Tennessee
County of Williamson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Todd E. Johnston,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of August, 2024.

Notary Public
My Commission Expires: 4/4/28

OLGA LOPEZ
NOTARY PUBLIC
TENNESSEE
My Comm Exp. 04/04/2028
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 8/23/2024.

Affiant Signature – Joshua A. Terry

8/23/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/23/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27