Karen Johnson Davidson County
Batch# 1259957 DEEDWARR
04/15/2025 08:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,361.11
20250415-0028367

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 367,867.00.

Affiant

Subscribed and Sworn before me this 9th day of April , 2025.

Notary Public
My commission expires:

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Quinn Bullington and Gina Bullington 601 Bristol Creek Drive, Nashville, TN 37221	Quinn Bullington 232 Black Road Dickson, TN 37055	142-07-0J-601-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Amy Laura Vanderhill, a married woman and Meagan Vanderhill Cochran (formerly known as Meagan L. Vanderhill), a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Quinn Bullington and Gina Bullington, Husband and Wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 601 on the Plan of Bristol Creek Townhomes as shown in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Bristol Creek Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171228-0131735, and as amended by Instrument No. 20180301-0019441, Instrument No. 20190607-0054760, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Vastland Northcrest Development LLC by Quitclaim Deed from Gallardia Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20200225 -0021029 Register's Office for Davidson County, Tennessee, dated February 20, 2020.

Being the same property conveyed to Meagan L. Vanderhill, an unmarried woman and Amy Laura Vanderhill, a married woman by Special Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee limited liability company, dated February 20, 2020 and recorded February 25, 2020, of record in Instrument No. 20200225-0021030, in the Register's Office of Davidson County, Tennessee.

Meagan L. Vanderhill has since married and is now known as Meagan Vanderhill Cochran.

This conveyance is subject to:
-Subject to all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of Bristol Creek Townhomes of record in Instrument Number Instrument No. 20171228-0131735, and as amended by Instrument No. 20180301-0019441, Instrument No. 20190607-0054760 Register's Office for Davidson County, Tennessee.
-Charter Homeowners Association of record in Instrument Number 20180109-0002789, in the Register's Office for Davidson County, Tennessee.
-Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160721-0075108, in the Register's Office for Davidson County, Tennessee.
-Agreement for Dedication of Easement for the purpose of Public Street Right of Way of record in Instrument Number 20160805-0081309, in the Register's Office for Davidson County, Tennessee.
-Grant of Easement in favor of Comcast of Nashville, LLC of record in Instrument Number 20170921-0096819, in the Register's Office for Davidson County, Tennessee.
-All matters shown on a survey by J. Alan Cummings, RLS #2351, dated 04-27-2016, a copy which is attached to Instrument Number 20160603-0056417.
-Right of Way Deed for Highway Purposes of record in Book 5055, Page 553, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities of record in Book 11406, Page 456, in the Register's Office

for Davidson County, Tennessee.
-Termination of Condominium of record in Instrument No, 20171228-0131734, in the Register's Office for Davidson County, Tennessee.
-Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
-Subject to rights of others in and to the common areas and/or elements.
-Any and all existing easements and restrictions as shown of record not stated herein

This is [X] improved [ ] unimproved property known as 601 Bristol Creek Drive, Nashville, TN 37221 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Meagan Vanderhill Cochran executes this instrument on behalf of Amy Laura Vanderhill pursuant to a Specific Power-of-Attorney dated March 27, 2025, and filed for record in Instrument No. 202504150028366 , in the Register's Office of Davidson County, Tennessee.

Austin Carl Cochran, spouse of Meagan Vanderhill Cochran, joins in this conveyance for the purpose of quitclaiming any and all interest, including marital interest that he may have in this property.

Amy Laura Vanderhill, hereby affirms that the above described property was never the primary residence of herself, nor her spouse.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 9th day of April , 2025.

Amy Laura Vanderhill

Amy Laura Vanderhill

By: Meagan Vanderhill Cochran AIF

Meagan Vanderhill Cochran, Attorney-In-Fact

Meagan Vanderhill Cochran

Meagan Vanderhill Cochran

Austin Carl Cochran

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Meagan Vanderhill Cochran as Attorney in Fact for Amy Laura Vanderhill, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed and as the free act and deed of the said Amy Laura Vanderhill, for the purposes therein contained.

Witness my hand, at office, this 9th **day of April**, 2025.

Notary Signature
My commission expires:

F W ROSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES 01/21/2026

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 9th day of April, 2025, before me personally appeared Meagan Vanderhill Cochran and Austin Carl Cochran, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day **of April,** 2025.

Notary Signature
My commission expires:

F W ROSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES 01/21/2026

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic 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 on **April 9, 2025.**

Signature 04/09/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 9th day of April, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY