QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF May, 20 25

Notary Public

MY COMMISSION EXPIRES 11-3-25
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson
Batch # 1278341
05/28/2025 09 47 12 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250528-0041683

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Johnnie Poole, II	**Same as New Owner**	
(NAME) **5115 Maryland Way, Suite 111**	(NAME)	**135-16-0B-021 00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARENNA S. COLLINS, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOHNNIE POOLE, II, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit No 21 on the map entitled Plan of Woodridge at Nashboro Village - Tract 11, of record in Plat at Instrument No 20021120-0143949, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Carenna S Collins, an unmarried person by Warranty Deed from Fallos Private Property Investments, Inc, a Tennessee Corporation of record in Instrument No 20221025-0115503 Register's Office for Davidson County, Tennessee, dated October 21, 2022 and recorded on October 25, 2022

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Book 4660, Page 157 and amended in Instrument No 20021120-0143949, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Book 4860, Pages 72 through 75 Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, amended and supplemented in Book 5469, Page 840 and in Book 7751, Page 907, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021104-0134724, amended in Instrument Number 20030610-0080281 and Instrument Number 20050520-0056888, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- By-Laws of Woodridge at Nashville Village Homeowner's Association of record in Instrument Number 20021106-0136459, in the Register's Office for Davidson County, Tennessee
- Charter of Woodridge at Nashboro Village of record in Instrument Number 20021106-0136458, in the Register's Office for Davidson County, Tennessee
- Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee

- Easement(s) for Overhead Lines of record in Book 4821, Page 105 and Book 4821, Page 111, and Book 11594, Page 299 in the Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Instrument Number 20020820-0100403, in the Register's Office for Davidson County, Tennessee
- Conveyance of Common Area of record in Instrument Number 20021120-0144369, in the Register's Office for Davidson County, Tennessee
- Design Standards of Nashboro Village Tract 11 of record in Instrument Number 20020507-0056331, in the Register's Office for Davidson County, Tennessee
- Golf Cart Easement of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee
- Grant of Easement of record in Instrument Number 20180611-0055675, 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.
- Subject to a Deed of Trust by Carenna S Collins, an unmarried person, trustor, to Mark Rosser, trustee, for the benefit of Freedom Mortgage Corporation, beneficiary, to secure a note in the original amount of $ 274,928 00 secured thereby, dated October 21, 2022, and recorded on October 25, 2022, of record as Instrument Number 20221025-0115504, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **442 Flintlock Ct, Nashville, Tennessee 37217**

Witness my/our hand(s) this the 22 day of May, 2025

Carenna S Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22 of May, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212