Karen Johnson
Batch # 1360420
12/22/2025 09:23:16 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20251222-0101270

ENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE AND FROM INFORMATION PROVIDED BY THE PARTIES.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Elizabeth Danielle Bryan, Trustee of The Elizabeth Danielle Bryan Revocable Living Trust dated December 5, 2025 *641 Old Hickory Blvd., Unit 312* *Brentwood, TN 37027*	*Elizabeth Danielle Bryan* *641 Old Hickory Blvd., Unit 312* *Brentwood, TN 37027*	*171 03 0B 127.00*

This instrument made and entered into on this the 5th day of December, 2025, by and between ***Elizabeth Danielle Bryan***, First Party; and ***Elizabeth Danielle Bryan, Trustee of The Elizabeth Danielle Bryan Revocable Living Trust dated December 5, 2025***, Second Party:

WITNESSETH

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the First Party conveys and quitclaims unto the Second Party, its successors and assigns, all her right, title, and interest in and to the hereinafter described real property located in a certain tract or parcel of land in Davidson County, Tennessee, and more particularly described as follows:

Certain property in Davidson County, TN, described as Unit No. 43 of Townhomes of Fredericksburg, a Horizontal Property Regime located on Old Hickory Blvd., in Brentwood, TN, together with Easements as shown on the plat of Revision One, Phase One, Section Three, Townhomes of Fredericksburg, recorded in Plat Book 9700, Page 534, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 10126, Page 435, Book 10224, Page 683, Book 10294, Page 850, Book 11550, Page 531, Book 11682, Page 75, Instrument No. 20000718-0070558 and Instrument No. 20050705-0076596, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Fredericksburg, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 10126, Page 435, Book 10224, Page 683, Book 10294, Page 850, Book 11550, Page 531, Book 11682, Page 75, Instrument No. 20000718-0070558 and Instrument No. 20050705-0076596, said Register's Office, and By-Laws recorded in Book 10126, Page 486, Book 11550, Page 554 and Book 10275, Page 959, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

This conveyance is subject to:

- Plat of record in Book 7900, Page 509, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 534, 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 10126, Page 435, amended in Book 10224, Page 683, amended and corrected in Book 10294, Page 850, Book 11550, page 531, Book 10393, Page 11, Book 10628, Page 517, Book 11682, Page 75 and Instrument No. 20000718-0070558, re-recorded in Instrument No. 20050705-0076596, Register's Office for Davidson County, Tennessee.
- Charter for Townhomes of Fredericksburg HOA of record in Book 10126, Page 430 and Book 11550, Page 529, in the Register's Office for Davidson County, Tennessee.
- By-Laws in Book 10126, Page 486, Book 10275, Page 959 and 11550, Page 554, Register's Office for Davidson County, Tennessee.
- Easement to Bell south of record in Book 9700, page 150, Register's Office for Davidson County, Tennessee.
- Easement for water mains of record in Book 9698, Page 81, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Book 7358, Page 643, Book 7851, Page 712, Book 7993, Page 269, Book 9698, Page 124, in the Register's Office for Davidson County, Tennessee.
- Easement for cable TV of record in Instrument No. 20000516-0049387, in the Register's Office for Davidson County, Tennessee.
- Dedication of Site Drainage Easement of record in Book 10012, Page 756, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Book 10357, Page 920, 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.

SOURCE OF DESCRIPTION: Previous and last conveyance.

PREVIOUS AND LAST CONVEYANCE being a Warranty Deed from Andrea Parish, an unmarried woman, to Elizabeth Danielle Bryan, of record in Instrument Number 20140703-0058847, Register's Office of Davidson County, Tennessee.

This property is commonly known as 641 Old Hickory Blvd., Unit 312, Brentwood, Tennessee.

This property is subject to all Government rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual

inspection of the premises. This conveyance is further made subject to any and all restrictions and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

This property has not been surveyed for this conveyance, and the description herein is being taken from the previous and last deed of record. Preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by an accurate survey.

IN TESTIMONY WHEREOF, the First Party has hereunto set her signature, this day and date first above written.

Elizabeth Danielle Bryan

Elizabeth Danielle Bryan

STATE OF TENNESSEE
COUNTY OF ~~PUTNAM~~ Davidson

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, ***Elizabeth Danielle Bryan***, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 5th day of December, 2025.

ASHLEY E WATERS
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Ashley E. Waters

NOTARY PUBLIC
My Commission Expires: 07/06/27

THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO T.C.A. §67-4-409(a)(1)(C)(vi) BECAUSE IT IS A TRANSFER TO A REVOCABLE LIVING TRUST.

PREPARED BY ASHLEY WATERS, WATERS LAW, PLLC
116 LOCUST AVENUE, SUITE A, COOKEVILLE, TENNESSEE 38501 | (931) 559-2889