Karen Johnson Davidson County
Batch# 1372909 DEEDQC
01/23/2026 09:33:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260123-0005770

QUITCLAIM DEED

Address of New Owner:
Amy Lynn Patterson
5170 Hickory Hollow Parkway #949
Antioch, TN 37013

Send Tax Bills To:
OWNER

Map & Parcel:
163-05-0A 949.00 CO

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place, Suite 100
Smyrna, TN 37167

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration for this transaction is
$ -0-
affiant

Subscribed and sworn to before me, this the 21 day of January, 2026

Kelsie Holloway
Notary Public
Commission Expires: 4/15/2028

KELSIE HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 4-15-2028

We, Brenda Bagull and Jerry Matthews do hereby quitclaim to Amy Lynn Patterson, her Heirs and Assigns, all our rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being Lot No. 949 on the Plan of Phase IV, Mill Park Commons, a Horizontal Property Regime with Private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for Mill Park Homeowner's Association, Inc. annexing Phase IV (Mill Park Commons) and additional property to be developed in the future for Mill Park Townhomes, of record in Instrument No. 20051128-0143120, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Lot, as set forth in said Supplement to Declaration of Covenants, reference is hereby made to the plan of Phase IV, Mill Park Commons, as shown on Exhibit "B" to the Supplement to Declaration of Covenants of record in Instrument No. 20051128-0143120, for a more complete identification and description thereof.

Being the same property conveyed to Brenda Bagull and Jerry Matthews by deed of record in Instrument No. 20220224-0021427, said Register's Office.

This is improved property known as: 5170 Hickory Holloway Parkway # 949, Antioch, TN 37013

Witness my hand this the 21 day of January, 2026

Brenda Bagull
Brenda Bagull

Jerry Matthews
Jerry Matthews

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Bagull and Jerry Matthews with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official this 21 day of January, 2026.

Kelsie Holloway
Notary Public

Commission expires: 4/15/2028

KELSIE HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 4-15-2028

I, Kelsie Holloway 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 1/21/2021 (date of document).

Kelsie Holloway

Affiant Signature

1/22/2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22 day of January, 2024

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11/28/26

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY