Karen Johnson Davidson County
Batch# 1382420 DEEDQC
02/18/2026 08:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260218-0012733

This Instrument Prepared by:

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

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

Subscribed and sworn to before me this 17 day of February, 2026.

Notary
Commission Expires: 04/04/2028

**QUITCLAIM DEED**

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| William Cronin<br>4848 Bevendean Drive, Unit 2<br>Nashville, TN 37211 | NEW OWNER | Property 1:<br>161-09-0A-084.00-CO |

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, I/WE, **Katherine Thronson**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **Will Cronin,** 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, being Unit D-2 as set forth in the Master Deed establishing Brighton Village, Phase 6, 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 in Instrument No. 20080117-0005582, as amended by First Amendment to Master Deed of record in Instrument No. 20080808-0081965, in the Register's Office for Davidson County, Tennessee; said Unit also being shown as part of Exhibit's "E" and "A" to said Master Deeds, as amended.

Being the same property conveyed to William Cronin, a single man and Katherine Aundrea Thronson, a single woman, as tenants in common, by Warranty Deed from Widick Properties LLC, a Tennessee limited liability company, dated September

24, 2024 and recorded on September 26, 2024 in Instrument No. 20240926-0074640, said Register's Office.

For information purposes only: 4848 Bevendean Drive Unit 2, 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 17th day of February, 2026.

Katherine Thronson

State of Tennessee )
County of Williamson )

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Thronson, 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 17th day of February, 2026.

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

Notary Public
My Commission Expires: 4/4/2028

# 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 2/17/2026.

Affiant Signature – Joshua A. Terry

2/17/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/17/2026.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON