Recordation Requested By/Return to:
PROGRESSIVE LAND TITLE AGENCY LTD
CHERYL DINGESS
6363 YORK ROAD, SUITE 302
PARMA HEIGHTS, OH 44130
File No. 26-18575-TN

Karen Johnson Davidson County
Batch# 1403394 DEEDQC
04/08/2026 01:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260408-0028419

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
BRITTANY N. WILLIAMS	BRITTANY N. WILLIAMS	071-16-0A-025-00
3425 VALLEY BROOK ROAD NASHVILLE, TN 37215	3425 VALLEY BROOK ROAD NASHVILLE, TN 37215	

Executed this 30 day of MARCH 2026.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **BRITTANY N. BURNS, NOW KNOWN AS BRITTANY N. WILLIAMS, MARRIED WHO ACQUIRED TITLE AS UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **BRITTANY N. WILLIAMS, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, UNIT NO. 25 ON THE PLAN OF THE FLATS AT HIGHLAND HEIGHTS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN EXHIBIT "B" IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AT INSTRUMENT NO. 20150203- 0010060, AS AMENDED IN 20150609-0054331 AMENDING SAID EXHIBIT "B", AND AMENDED IN 20151117- 0116729, 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 the same property conveyed to BRITTANY N. BURNS, A SINGLE WOMAN by Deed dated July 20, 2016 from D223, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, recorded July 22, 2016, in Instrument Number 20160722-0075795, in the Official Records of Davidson County, Tennessee.

Property known as, 719 DOUGLAS AVENUE, NASHVILLE, TN 37207
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30 day of MARCH, 2026.

BRITTANY N. BURNS, N/K/A BRITTANY N. WILLIAMS

STATE OF TN

COUNTY OF DAVIDSON

Before me, MARK GROLL

_____ of the state and county mentioned, personally appeared **BRITTANY N. BURNS, N/K/A BRITTANY N. WILLIAMS,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: MARK GROLL
My Commission Expires: 3/9/27

OATH OF VALUE CONSIDERATION

STATE OF
COUNTY OF

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Sworn to and subscribed before me, this the 30 day of MARCH, 2026.

Notary Public
My commission expires: 3/9/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(seal)

Tennessee Certification of Electronic Document

I, Garrett Turner, 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 3/30/26 (date of document).

Affiant Signature

3/30/26
Date

State of Ohio

County of Cuyahoga

Sworn to and subscribed before me this 30 day of March, 2024.

CHERYL SMITH
Notary Public
State of Ohio
My Comm. Expires
November 28, 2026

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL