Karen Johnson
Batch # 1441890
07/02/2026 02:38:05 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260702-0060018

QUITCLAIM DEED

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11-08-2028
DAVIDSON COUNTY

S-QCD-26-442

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 25 DAY OF June, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Carenna S. Collins, an unmarried person	NEW OWNER	
(NAME)	(NAME)	**135-16-0B-021.00-CO**
442 Flintlock Ct,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **JOHNNIE POOLE, II, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CARENNA S. COLLINS, AN UNMARRIED PERSON** 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.

Being a portion of the same property conveyed to Johnnie Poole, II, an unmarried person by Quit Claim Deed from Carenna S. Collins, an unmarried person of record in Instrument No. 20250528-0041683 Register's Office for Davidson County, Tennessee, dated May 22, 2025 and recorded on May 28, 2025.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

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

This conveyance is subject to
- Taxes for the year 2026, 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.
- 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.
- 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.
- 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.
- Judgment in favor of MHPS, PLLC, a professional limited liability company and against Johnnie Burke Poole II, filed on October 1, 2025, in Instrument Number 20251001-0077918, Register's Office for Davidson County, Tennessee.
- Notice of Lien in favor of Woodridge at Nashboro Village Homeowners Association, Inc. and against Johnnie Burke Poole II, filed on May 15, 2026, in Instrument Number 20260515-0044004, Register's Office for Davidson County, Tennessee.

Witness my/our hand(s) this the 24 day of June, 2026

Johnnie Poole, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHNNIE POOLE, II, 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 .

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11-08-2028
DAVIDSON COUNTY

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