S+R (1)
SW7

BILL GARRETT, Davidson County
Trans:T20130058558 DEEDQC
Recvd: 07/10/13 09:42 9 pgs
Fees:47.00 Taxes:0.00
20130710-0071147

This instrument prepared by:
Sherrard & Roe, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Loring Court Homeowners' Association, Inc. **5121 Maryland Way, #300** **Brentwood, TN 37027**	Same	13209016200

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Battery Lane Properties, LLC, a Tennessee limited liability company, as Developer, Michael F. Montijo and wife, Patricia Jamieson-Montijo, James Patrick McCoin and wife, Nicole Streiff McCoin, Vijay Pethkar and Rashmi Pethkar, Amir Alex Jahangir and wife, Helen B. Jahangir, William Christopher Andrews, as Trustee of the Gateway Promise Revocable Living Trust and Peachtree Developers, Inc., a Tennessee corporation, as Developer (hereinafter referred to as the "Grantors"), do hereby quitclaim, transfer and convey all of their right, title and interest in and to the following described property to Loring Court Homeowners' Association, Inc., a Tennessee not-for-profit corporation, (hereinafter referred to as the "Grantee"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

The private drive commonly known as Loring Court and the open space which are common areas as shown on the Final Plat of Re-Subdivision of Loring Court of record at Instrument No. 20110902-0068196, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Grantors by the following deeds:
Lot 1: Instrument No. 20120403-0028126
Lot 2: Instrument No. 20130424-0040552
Lot 3: Instrument No. 20070914-0110350
Lot 4: Instrument No. 20100122-0005623
Lot 5: Instrument No. 20091123-0107628
Register's Office for Davidson County, Tennessee.

GRANTEE to show its acceptance as to this deed of conveyance of the Common Areas is evidenced by its signature at the end of this deed.

IN TESTIMONY WHEREOF, GRANTORS have caused this deed to be executed by its duly authorized officers and/or by themselves individually as of the 31st day of May, 2013.

DEVELOPER:

BATTERY LANE PROPERTIES, LLC, a Tennessee limited liability company

By: _____
Title: Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

SHEILA M. McKINNEY STATE OF TENNESSEE NOTARY PUBLIC

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Stuart McWhorter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged the he/she was the Chief Manager of Battery Lane Properties, LLC, a Tennessee limited liability company, the within named bargainor, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing the name of Battery Lane Properties, LLC by himself/herself as its Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of June, 2013.

_____
Notary Public

My Commission Expires:

My Commission Expires July 7, 2014

DEVELOPER:

PEACHTREE DEVELOPERS, INC.
a Tennessee corporation

By: _____
Stuart C. McWhorter
Title: President
As a Developer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Stuart C. McWhorter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged the he was the President of Peachtree Developers, Inc., a Tennessee corporation, the within named bargainor, and who further acknowledged that he executed the within instrument for the purposes therein contained by signing the name of Peachtree Developers, Inc. by himself as its President.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of June, 2013.

_____
Notary Public

My Commission Expires:

My Commission Expires July 7, 2014

SHEILA M. McKINNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OWNER OF LOT 1:

JAMES PATRICK MCCOIN, Co-owner
of Lot 1, Inst. No. 20120403-0028126

NICOLE STREIFF MCCOIN, Co-owner
of Lot 1, Inst. No. 20120403-0028126

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James Patrick McCoin and wife, Nicole Streiff McCoin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and who further acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 3 day of June, 2013.

Notary Public

My Commission Expires:

10/14/15

ELIZABETH MARGUERITE FORTIER ★ MONTGOMERY COUNTY ★
STATE OF TENNESSEE NOTARY PUBLIC

OWNER OF LOT 2:

MICHAEL F. MONTIJO, Co-owner
of Lot 2, Inst. No. 20130424-0040552

PATRICIA JAMIESON-MONTIJO,
Co-owner of Lot 2, Inst. No. 20130424-0040552

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael F. Montijo and wife, Patricia Jamieson-Montijo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and who further acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of May, 2013.

Notary Public

ANDREW B. ELMORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
9 Sept 2014

OWNERS LOT 3:

VIJAY PETHKAR, Co-Owner Lot 3
Instrument No. 20070914-0110350

RASHMI PETHKAR, Co-Owner Lot 3
Instrument No. 20070914-0110350

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Vijay Pethkar and wife, Rashmi Pethkar, the within named bargainors, 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 seal, at office in Nashville, Tennessee, this 5 day of June, 2013.

Notary Public

My Commission Expires:

10/14/15

ELIZABETH MARGUERITE FORTIER ★ MONTGOMERY COUNTY ★
STATE OF TENNESSEE NOTARY PUBLIC

OWNERS LOT 4:

AMIR ALEX JAHANGIR, Co-Owner Lot 4
Instrument No. 20100122-0005623

HELEN B. JAHANGIR, Co-Owner Lot 4
Instrument No. 20100122-0005623

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared AMIR ALEX JAHANGIR and wife, HELEN B. JAHANGIR, the within named bargainors, 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 seal, at office in Nashville, Tennessee, this 31 day of May, 2013.

Notary Public

My Commission Expires:

10/14/15

ELIZABETH M. LE FORTIER ★ MONTGOMERY COUNTY ★ STATE OF TENNESSEE NOTARY PUBLIC

OWNER LOT 5:

WILLIAM CHRISTOPHER ANDREWS,
TRUSTEE OF THE GATEWAY PROMISE
LIVING TRUST
Owner of Lot 5
Instrument No. 20091123-0107628

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON) Christopher Andrews (JSG)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William ~~H. Lassiter, Jr.,~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged the he is the Trustee of Gateway Promise Revocable Living Trust, the within named bargainor, and who further acknowledged that he executed the within instrument for the purposes therein contained by signing the name of Gateway Promise Revocable Living Trust by himself as its Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of June, 2013.

Notary Public

My Commission Expires:

JENNIFER L. GUANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

GRANTEE:

LORING COURT HOMEOWNERS' ASSOCIATION, INC., a Tennessee non-profit corporation

By: _____
Title: Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Stuart Mewhorter Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared ~~Blair S. Myers,~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged the he is the ~~President~~ of Secretary Loring Court Homeowners' Association, Inc., the within named bargainor, and who further acknowledged that he executed the within instrument for the purposes therein contained by signing the name of Loring Court Homeowners' Association, Inc. by himself as its ~~President.~~ Secretary

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of June, 2013.

_____
Notary Public

My Commission Expires:

My Commission Expires July 7, 2014

SHEILA M. MCKINNEY Notary Public STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0 and no other monetary consideration.

_____
AFFIANT

Sworn to and subscribed before me
this 4th day of June, 2013.

_____
Notary Public

My Commission Expires:

_____

Commission Expires July 7, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 Randy McClanahan, Affiant
Subscribed and sworn before me this the
10 Day of July, 2013.
Brandi Wells, Deputy Register

588211.4 06980-006