Bk 36

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF FEBRUARY, 2018.

NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 06, 2020

Bill Garrett Davidson County
Batch# 54242 DEEDQC
02/02/2018 01:42:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180202-0010921

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Smith Springs Townhomes Association, Inc. c/o Paragon Management Group, Inc. 845 Bell Road, Suite 210 Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	136-15-B-171.00 CO

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Regent Development, LLC, a Tennessee Limited Liability Company formerly known as McEwen Development, LLC, a Tennessee Limited Liability Company (the said McEwen Development, LLC having since changed its name to Regent Development, LLC as evidenced by the Articles of Amendment of the Articles of Organization of McEwen Development, LLC of record in Instrument No. 200003160026959, in said Register's Office) **("Grantor")**, by these presents, quitclaims, grants and convey unto Smith Springs Townhomes Association, Inc., a Tennessee not for profit corporation **("Grantee")**, its successors and/or assigns, all its right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Any and all "Open Space" and/or "Common Area" as identified or described on the plan of Phase 3, Smith Springs Townhomes, of record in Instrument No. 20040319-0031383, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to McEwen Development, LLC, a Tennessee Limited Liability Company by Deed from Fred Ritter, of record in Book 11267, page 539, in the Register's Office for Davidson County, Tennessee. The said McEwen Development, LLC having since changed its name to Regent Development, LLC as evidenced by the Articles of Amendment of the Articles of Organization of McEwen Development, LLC of record in Instrument No. 200003160026959, in said Register's Office.

This is unimproved property located at 3401 Anderson Road #131, Antioch, TN 37013.

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.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 1st day of February, 2018.

Regent Development, LLC, a Tennessee Limited Liability Company

By: _____
David C. McGowan, Jr., Chief Manager

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Regent Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on February 1, 2018.

_____
NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020