THIS INSTRUMENT PREPARED, WITHOUT TITLE OPINION OR EXAMINATION, BY: WILLIAM TIMOTHY HILL 201 4TH AVENUE NORTH SUITE 1800 NASHVILLE, TN 37219	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $-0-. Affiant SUBSCRIBED AND SWORN to before me this 27th day of December 2018. Notary Public My Commission Expires: 3/3/2020

JOANN ATWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Amqui Place Homeowners Association ATTN: Robin York 2507 Westfield Drive Lebanon, TN 37090-8313	Amqui Place Homeowners Association ATTN: Robin York 2507 Westfield Drive Lebanon, TN 37090-8313	043060A90000CO 043060A90200CO 043060A90100CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00), we, **PARADISE PROPERTIES, LLC,** Grantor, by these presents do hereby quitclaim and convey unto, Grantee, **AMQUI PLACE HOMEOWNERS ASSOCIATION,** a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A

IN WITNESS WHEREOF, I have hereunto set my hand this the 27th day of December, 2018.

PARADISE PROPERTIES, LLC

By: _____
Lee Paradise

Karen Y Johnson Davidson County
Batch# 179437 DEEDQC
01/02/2019 09:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190102-0000111

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Lee Paradise, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **PARADISE PROPERTIES, LLC,** the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand, at office, this 27th day of December, 2018.

_____
Notary Public

My Commission Expires: 3/3/2020

JOANN ATWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

EXHIBIT A

The following paragraphs describe four (4) tracts of land in the 9th Councilmanic District of Davidson County, Tennessee, each tract being that property which was conveyed to Paradise Properties, LLC, by Peggy Maye Bailey, et al, in a deed of record in Instrument Number (I.N.) 20070214-0018667, Register's Office for Davidson County, Tennessee, (RODCT), with further reference as shown on Amqui Place-Section One, being a plat of record in I.N. 20170118-0005631, RODCT.

Tract 1 (Open Space)

Beginning at an iron bar monument (old), in the northerly margin of Sarver Avenue, the southeast corner of Lot 2, Amqui Place, Section One, being plat of record in I.N. 20170118-0005631, RODCT, the southwest corner of this tract and continuing, as follows:

N 39°05'16" W, 54.63 feet to an iron pin (old), the northeast corner of said Lot 2;
thence with a new line, as follows:

N 05°05'24" E, 161.58 feet to an iron pin (old); thence, S 84°29'59" E, 290.33 feet to an iron pin (old); thence, S 10°16'06" W, 40.03 feet to an iron pin (old), the northeast corner of said Lot 23, Amqui Place, Section One; thence, N 83°47'28" W, passing a common corner of Lot 23 and Lot 24, and continuing on passing a common corner of Lot 24 and Lot 25, and continuing on in all 114.81 feet to an iron pin (old), a corner of said Lot 25; thence with a curve to the left, having a radius of 268.00 feet, an arc distance of 129.82 feet, and a chord bearing and distance of S 82°19'56" W, passing a common corner of Lot 25 and Lot 26, and continuing on in all 128.55 feet to an iron pin (old), the northwest corner of said Lot 26; thence, S 14°27'58" E, 103.28 feet to an iron pin (old), in the northerly margin of Sarver Avenue, the southwest corner of said Lot 26; thence with a curve to the left, having a radius of 166.00 feet, an arc distance of 43.45 feet, and a chord bearing and distance of S 56°33'37" W, 43.32 feet to an iron bar monument (old); thence with a curve to the right, having a radius of 100.00 feet, an arc distance of 12.41 feet, and a chord bearing and distance of S 52°37'02" W, 12.40 feet, to the point of beginning, containing **0.49 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated September 4, 2018.

Tract 2 (Landscape Buffer Area, P.U.D.E. and Access Easement)

Beginning at an iron pin (old), a common corner of Lot 2, Amqui Place, Section One, being a plat of record in I.N. 20140118-0005631, RODCT, and a tract of land which belongs to Lyder Dyer, having a deed reference in Deed Book 9765, Page 182, RODCT, the southwest corner of this tract and continuing, as follows:

N 05°05'24" E, passing a common corner of said tract of land which belongs to Lyder Dyer, and a tract of land which belongs to Ola White, having a deed reference in I.N. 20040310-277253, RODCT, and continuing on in all, 171.41 feet to an iron bar monument (old), in the southerly margin of Park avenue, in the easterly boundary of said tract of land which belongs to Ola White; thence, S 84°29'59" E, 321.31 feet to an iron bar monument (old), in the southerly margin of Park Avenue, in the westerly boundary of a tract of land which belongs to Paradise Properties, having a deed reference in I.N. 20101215-0099848, RODCT; thence, S 10°16'06" W, 152.57 feet to a point at the northeast end of Sarver Avenue, in the westerly boundary of said tract of land which belongs to Paradise Properties; thence, N 83°47'28" W, 20.05 feet to an iron pin (old), in the northerly margin of Sarver Avenue, the southeast corner of Lot 23, Amqui Place, Section One; thence, N 10°16'06" E, passing the northeast corner of said Lot 23, and continuing on with a new line, in all 142.28 feet to an iron pin (old); thence with a new line, as follows: N 84°29'59" W, 290.33 feet to an iron pin (old); thence, S 05°05'24" W, 161.58 feet to an iron pin (old); thence, N 83°29'47" W, 10.00 feet, to the point of beginning, containing **0.18 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated September 4, 2018.

Tract 3 (Landscape Buffer Area, P.U.D.E. and Access Easement)

Beginning at an iron pin (old), in the southerly margin of Sarver Avenue, the northeast corner of Lot 22, Amqui Place, Section One, being a plat of record in I.N. 20140118-0005631, RODCT, the northwest corner of this tract and continuing, as follows:

S 83°47'28" E, 20.05 feet to a point at the southeast end of Sarver Avenue, in the westerly boundary of a tract of land which belongs to Paradise Properties, having a deed reference in I.N. 20101215-0099848, RODCT; thence, S 10°16'06" W, 204.51 feet to a point at the northeast end of Ellie Drive, in the westerly boundary of said tract of land which belongs to Paradise Properties; thence, N 83°47'28" W, 20.05 feet to an iron pin (old), in the northerly margin of Ellie Drive, the southeast corner of Lot 16, Amqui Place, Section One; thence, N 10°16'06" E, passing a common northeast corner of said Lot 16 and Lot 22, and continuing on in all 204.51 feet, to the point of beginning, containing **0.09 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated September 4, 2018.

Tract 4 (Landscape Buffer Area, P.U.D.E. and Access Easement)

Beginning at an iron pin (old), in the southerly margin of Ellie Drive, the northeast corner of Lot 15, Amqui Place, Section One, being a plat of record in I.N. 20170118-0005631, RODCT, the most northerly northwest corner of this tract and continuing, as follows:

S 83°47'28" E, 20.05 feet to a point at the southeast end of Ellie Drive, in the westerly boundary of a tract of land which belongs to Paradise Properties, having a deed reference in I.N. 20101215-0099848, RODCT; thence, S 10°16'06" W, 112.28 feet to an iron bar monument (old), in the westerly boundary of said tract of land which belongs to Paradise Properties, a corner of a tract of land which belongs to Janis M. Fly, having a deed reference in Deed Book 10984, Page 745, RODCT; thence, N 83°47'28" W, passing a common corner of said tract of land which belongs to Janis M. Fly, and a tract of land which belongs to Brian Phillips, having a deed reference in I.N. 20070626-0076342, RODCT, and continuing on passing a common corner of said tract of land which belongs to Brian Phillips, and a tract of land which belongs to Cullen M. Corbin, having a deed reference in Deed Book 10960, Page 252, RODCT, and continuing on in all, 296.79 feet to an iron pin (old), in the northerly boundary of said tract of land which belongs to Cullen M. Corbin, the southeast corner of Lot 10, Amqui Place, Section One; thence, N 06°12'32" E, 10.00 feet to an iron pin (old), a common corner of lot 10 and Lot 11; thence, S 83°47'28" E, passing a common corner of Lot 11 and Lot 12, and continuing on passing a common corner of Lot 12 and Lot 13, and continuing passing a common corner of Lot 13 and Lot 14, and continuing on passing a common corner of Lot 14 and Lot 15, and continuing on in all, 277.45 feet to an iron pin (old), Southeast corner of said Lot 15; thence, N 10°16'06" E, 102.26 feet, to the point of beginning, containing **0.12 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated September 4, 2018.

The above described tracts of land may be found on Tax Map 43-06-A-900-C, 43-06-A-901-C and 43-06-A-15-C, in the Tax Assessor's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Paradise Properties, LLC by deed of record at Instruction No. 20070214-0018667, Register's Office for Davidson County, Tennessee.

AFFIDAVIT

I, William Timothy Hill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

William Timothy Hill
PRICE, HILL & KOLARICH
201 4th Avenue North, Suite 1800
Nashville, TN 37219
(615) 256-1577

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Charlotte Herring, a notary public for this county and state, (William Timothy Hill) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Charlotte E Herring
NOTARY PUBLIC

MY COMMISSION EXPIRES:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021