Karen Johnson Davidson County
Batch# 205660 DEEDQC
03/14/2019 08:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190314-0023334

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 13th DAY OF MARCH, 2019.

NOTARY PUBLIC

PATRICK H. POOLE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY:

Patrick H. Poole, Esq.
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Towering Oaks Phase 3 Homeowners Association, Inc. 2180 W SR 434 STE 5000 Longwood, FL 32779-5042 USA	SAME ADDRESS AS NEW OWNER	Map/Parcel 097-16-B-900.00 CO

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Tenn. Contractors, Inc.**, a Tennessee corporation **("Grantor")**, by these presents, quitclaims, grants and conveys unto **Towering Oaks Phase 3 Homeowners 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(s) of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

This is unimproved property located in Towering Oaks Phase 3 Subdivision, Nashville, Davidson County, Tennessee.

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 26TH day of February, 2019.

Tenn. Contractors, Inc., a Tennessee corporation:

By: _____

Title: Land Manager

STATE OF TENNESSEE,
COUNTY OF WILLIAMSON,

Before me, the undersigned authority, of the State and County aforesaid, personally appeared BRANDON CREWS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself/herself to be the LAND MANAGER of Tenn. Contractors, Inc., a Tennessee corporation, the within named bargainor, and that he/she as such LAND MANAGER executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as BRANDON CREWS.

Witness my hand, at office, this 26TH day of February, 2019.

Heather Reimer
Notary Public

HEATHER REIMER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-17-2022

My Commission Expires: 7.17.2022

EXHIBIT "A"
LEGAL DESCRIPTION

(Map/Parcel 097-16-B-900.00 CO):

Land in Davidson County, Tennessee, being all that 0.60 acres, more or less, shown as Open Space Parcel No. 097-16-B-900.00 CO on the Final Plat of Towering Oaks, Phase 3, of record as Instrument Number 20170216-0015923 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Tenn. Contractors, Inc. by Warranty Deed from Bruce E. Harp and wife, Richelle L. Harp, dated August 13, 2015 and recorded August 18, 2015 as Instrument No. 20150819-0083398 in the Register's Office for Davidson County, Tennessee.

I, the undersigned, 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.

PATRICK H. POOLE

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public for this county and state, Patrick H. Poole, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission expires: 11/8/2022

Notary Puiblic

