Karen Johnson Davidson County
Batch# 230667 DEEDQC
05/16/2019 09:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190516-0046137

CONSIDERATION CERTIFICATE

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES)

The actual consideration or value for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 15 day of May, 2019.

Notary Public

My Commission Expires: 2 / 6 / 2020

HELEN CHO
COMM. #2139755
Notary Public - California
Los Angeles County
My Comm. Expires Feb. 6, 2020

This instrument prepared by:

T. Chad White
TUNE, ENTREKIN & WHITE, P.C.
315 Deaderick Street, Suite 1700
Nashville, Tennessee 37238

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Mountain Springs Townhouse Owners Association, Inc. c/o AMH Mtn. Springs Dev., LLC 30601 Agoura Road, Suite 200 Agoura Hills, CA 91301 Attn: Legal Department	[SAME]	164140A90400CO; 164140A90500CO; and 164140A90600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/00 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Mountain Springs Owners Association, Inc.**, a Tennessee Non-Profit Corporation ("Grantor"), has bargained and by these presents does transfer, quitclaim, and convey unto **Mountain Springs Townhouse Owners Association, Inc.**, a Tennessee Non-Profit Corporation ("Grantee"), Grantee's representatives, successors and assigns, all of Grantors' right, title, and interest in and to certain real property lying and being situated in Davidson County, Tennessee, being Lot 327, Lot 328, and Lot 329 as shown and further described on the Mountain Springs, Phase 2 Plat-Plan recorded as

Instrument No. 20190115-0004041, Register's Office for Davidson County, Tennessee, **LESS AND EXCEPT** Unit Nos. 40 through 55 (inclusive), Unit Nos. 100 through 111 (inclusive), and Unit Nos. 115 and 116, all said Units being part of a horizontal property regime with private elements established by Declaration in Instrument No. 20180920-0093382, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, to which plat and site plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Mountain Springs Owners Association, Inc., a Tennessee Non-Profit Corporation by Quit Claim Deed from ECG Mountain Springs, LLC, a Tennessee limited liability company, of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20190122-0006064.

It is understood by Grantor and Grantee that this conveyance is subject to State and County taxes for the year 2019 and subsequent years, a lien but not yet due and payable, easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed as of the date set forth below.

GRANTOR:

Mountain Springs Owners Association, Inc., a Tennessee Non-Profit Corporation

By: _____

Print Name: Jordan Kushner

Its: Secretary

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of

State of California

County of Los Angeles }

On May 15, 2019, before me, Helen Cho, Notary Public, personally appeared Jordan Kushner, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

HELEN CHO
COMM. #2139755
Notary Public - California
Los Angeles County
My Comm. Expires Feb. 6, 2020

WITNESS my hand and official seal.

SIGNATURE _____

PLACE NOTARY SEAL ABOVE

True Copy Certification

I, Jordan Kushner, 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.

Signature

State of California

County of Los Angeles

Personally appeared before me, Helen Cho, a notary public for this county and state, Jordan Kushner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/6/2020

Notary' Seal (if on paper)

