Karen Johnson Davidson County
Batch# 256139 DEEDQC
07/12/2019 12:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190712-0068250

**CONSIDERATION CERTIFICATE**

STATE OF Tennessee )

COUNTY OF Davidson )

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

Affiant

Subscribed and sworn to before me this the 10 day of July, 2019.

Notary Public

JESSICA GRANT
My Commission Expires
STATE OF TENNESSEE NOTARY PUBLIC
September 7, 2021
COUNTY OF DAVIDSON

My Commission Expires: 9/7/21

**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.<br>c/o AMH Mtn. Springs Dev., LLC<br>30601 Agoura Road, Suite 200<br>Agoura Hills, CA 91301<br>Attn: Legal Department | [SAME] | Part of 164-00-0-_____<br>and<br>Part of 164-00-0-_____ |

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, **ECG Mountain Springs, LLC, a Tennessee limited liability company** ("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 Area "A", Area "B", Area "C", Area "D", Area "E", Area "F", Area "G", Area "I", Area "J", and Area "K", all as shown and further described on the Mountain Springs, Phase 3 plat recorded at Instrument No. 20190703-0064896, Register's Office for Davidson County, Tennessee, **LESS AND EXCEPT** Unit Nos. 112 through 114 (inclusive), Unit Nos. 119 through 169 (inclusive), Unit Nos. 171 through 215 (inclusive), and Unit Nos. 217 through 234 (inclusive), 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 ECG Mountain Springs, LLC, a Tennessee limited liability company by Special Warranty Deed from Belz/Becker-Lewis-Shlenker Properties, a Tennessee joint venture, dated 02/12/2018, recorded 02/15/2018, of record in Instrument no. 20180215-0015090, Register's Office for Davidson County, Tennessee.

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 10 day of July, 2019.

ECG Mountain Springs, LLC, a Tennessee
Limited Liability Company

By: ECG Mountain Springs Holding, LLC

Its: Sole Member

By: ECG Mountain Springs Manager, LLC

Its: Manager

By:

Ben Brewer, its Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Jessica Grant of the state and county mentioned, personally appeared Ben Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of ECG Mountain Springs, LLC, the within named bargainor, a Limited Liability Company, and that such Ben Brewer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, the 10 day of July, 2019.

Jessica Grant
Notary Signature

My commission expires: 9/7/21

JESSICA GRANT
My Commission Expires
STATE OF TENNESSEE NOTARY PUBLIC
September 7 2021
COUNTY OF DAVIDSON

# True Copy Certification

I, Steve Berneman 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 Tennessee

County of Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021