Send Tax Statements To:
NEW OWNER

This Instrument Prepared By/RETURN TO:
TRI STAR TITLE & ESCROW, LLC
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owners:
Ole South Properties, Inc.
262 Robert Rose Dr., Ste. 300
Murfreesboro, TN 37129

From Information Furnished
by the Parties

Map & Parcel: **175-2-G/86CO**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **OLD HICKORY COMMONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, does hereby convey and quitclaim unto **OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION**, its heirs and assigns, forever, all of his rights, title and interest in and to that certain parcel of real estate located in **DAVIDSON** County, State of Tennessee, and being described as follows, to-wit:

Being all of Unit No. 7803, on the plan of Old Hickory Commons, Section Five, A Planned Unit Development, according to plat and survey appearing of record in Exhibit A of record in Instrument 20190502-0040940 and amended in 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Old Hickory Commons, LLC, a Tennessee Limited Liability Company, by deed from Luther Marie Vaughn, Trustee U/A/D October 30, 1998 of the Vaughn Revocable Living Trust Agreement, dated April 15, 2005, appearing of record in Instrument No. 20050415-0042164, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declarations of Covenants contained in instrument of record in Instrument No. 20190502-0040940 and Instrument No. 20190502-0040941; Stormwater detention agreement for Old Hickory Commons of record in Instrument No. 20060307-0026092; Fifty-foot Colonial Pipeline Easement of record in Book 3570, page 11; Declaration of Protective Covenants, Conditions, and Restrictions for Old Hickory Commons Section One of record in Instrument No. 20070920-00112646, as amended by Instrument No. 20071213-0143334, as further amended by Instrument No. 20080710-0071087; Amended and Restated Declaration of Protective Covenants, Conditions, and Restrictions and Master Deed for Old Hickory Commons, of record in Instrument No. 20080317-0026338, as amended by Instrument No. 201012220-101832, as further amended by Instrument No. 20130322-0028759 and further amended by Instrument No. 20140207-0011094 and in Instrument No. 20170602-0055284; Supplemental Declaration of Covenants, Conditions, and Restrictions and Master Deed for Old Hickory Commons Sections Two and Three and Amendment, of record in Instrument No. 20081117-0113467, as further amended by Instrument No. 20130322-0028759 and further amended by Instrument No. 20140207-0011094; A Communications Equipment Easement granted to Tennessee Telephone Company, a Tennessee Corporation, d/b/a TDS Telecom, a corporation, of record in Instrument No. 20080709-0070604 and in Instrument No. 20081121-0114642; Grant of Easement between Old Hickory Commons, LLC and Comcast of Nashville I, LLC of record in Instrument No. 20161212-0130102; Transmission Line Easements of record In Book 2344, page 432, Book 4425, page 535, and Book 11124, page 716; Boundary Plat of record in Instrument No. 20190820-0083637; and to any and all matters shown in said Exhibits of record in Instrument 20190502-0040940 and amended in 20190502-0040941; all of said Register's Office.

This conveyance is subject to any and all existing easements and/or restrictions of record.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th day of September, 2019.

Karen Johnson Davidson County
Batch# 285564 DEEDQC
09/16/2019 08:33:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20190916-0093322

OLD HICKORY COMMONS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
John D. Floyd, Chief Manager

Featherstone
1019-049

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named **JOHN D. FLOYD**, with whom I am personally acquainted, and who upon his oath, acknowledged himself, to the **Chief Manager** of **OLD HICKORY COMMONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor, a company, as he as **Chief Manager**, being authorized so to do, executed the foregoing instrument **(QUITCLAIM DEED)** for the purposes therein contained by signing the name of the partnership by himself as **Chief Manager**.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 9th day of September, 2019.

SAMANTHA KILGOUR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Samantha Kilgour
NOTARY PUBLIC
My Commission Expires: 10/16/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Darin Calvin
AFFIANT

SWORN to and subscribed before me, this
The 9th day of September, 2019.

Samantha Kilgour
NOTARY PUBLIC
My Commission Expires: 10/16/22

SAMANTHA KILGOUR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY