Karen Johnson Davidson County
Batch# 297930 DEEDQC
10/09/2019 09:18:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191009-0103383

Send Tax Statemen
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/77CO**

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. 7604, on the plan of Old Hickory Commons, Section Five, a Planned Unit Development, according to plat and survey appearing of record on Exhibit showing in Instrument Number 20190502-0040940 and amended in Instrument Number 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.

Previously being a portion of the same property conveyed to Old Hickory Commons, LLC, a Tennessee Limited Liability Company, by Warranty 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 Number 20050415-0042164, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, contained in instrument of record in Instrument Number 20190502-0040940, Instrument Number 20190502-0040941 and also in the Amended and Restated Declaration of Protective Covenants , Conditions and Restrictions and Master Deed for Old Hickory Commons, filed for record as Instrument Number 20070920-00112646, Instrument Number 20071213-0143334, Instrument Number 20080710-0071087, Instrument Number 20080317-0026338, Instrument Number 20101222-0101832, Instrument Number 20130322-0028759, Instrument Number 20140207-0011094, Instrument Number 20170602-0055284, Instrument Number 20081117-0113467, Instrument Number 20130322-0028759 and Instrument Number 20140207-0011094; Stormwater Detention Agreement for Old Hickory Commons filed as Instrument Number 20060307-0026092; Fifty-Foot Colonial Pipeline Easement filed for record in Book 3570, page 11; A Communications Equipment Easement granted to Tennessee Telephone Company, a Tennessee Corporation d/b/a TDS Telecom of record in Instrument Number 20080709-0070604 and Instrument Number 20081121-0114642; Grant of Easement between Old Hickory Commons, LLC and Comcast of Nashville I, LLC of record in Instrument Number 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 Number 20190820-0083637; and to any and all matters shown on said plat and survey of record in Instrument Number 20190502-0040940 and amended in Instrument Number 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 7th day of October, 2019.

OLD HICKORY COMMONS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
John D. Floyd, Chief Manager

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 7th day of October, 2019.



NOTARY PUBLIC - Molly L. Smith
My Commission Expires: 12/18/22

AFFIDAVIT

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

AFFIANT

SWORN to and subscribed before me, this
The 7th day of October, 2019.



NOTARY PUBLIC - Molly L. Smith
My Commission Expires: 12/18/22