THIS INSTRUMENT PREPARED BY:
Douglas S. Hale, Esq.
Hale And Hale, PLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

Karen Johnson Davidson County
Batch# 309702 DEEDQC
11/01/2019 12:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191101-0112752

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Hermitage Springs Estates Venture 612 Stirrup Court Mt. Juliet, Tennessee 37122	Same	Map/Parcel 063160C08800CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **JO-MAC PROPERTIES, LLC,** a Tennessee limited liability company ("Grantor"), hereby quitclaims and conveys all of its right, title and interest in and to all "Common Elements", as shown on the plan of A Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, of record as Exhibit A to Instrument No. 20031031-0160338, Register's Office for Davidson County, Tennessee, unto **HERMITAGE SPRINGS ESTATES VENTURE**, a Tennessee joint venture ("Grantee"). Being a portion of the same property conveyed to Jo-Mac Properties, LLC, a Tennessee limited liability company by Warranty deed from Danner-Eller Golf Properties, Inc., a Tennessee corporation, of record in Instrument No. 19991230-0308890, Register's Office for Davidson County, Tennessee, dated December 29, 1999 and recorded on December 30, 1999 and being a portion of the same property conveyed to Jo-Mac Properties, LLC, a Tennessee limited liability company, by Quitclaim deed from William E. Jones and wife, Phyllis Jones of record in Instrument No. 20000310-0025238, Register's Office for Davidson County, Tennessee, dated March 3, 2000 and recorded on March 10, 2000.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER THEREOF.

This improved property is located in Phase One, Section Two, of Hermitage Springs Estates located along Southfork Boulevard, Old Hickory, Davidson County, TN 37138.

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed this 25th day of October, 2019.

GRANTOR:

JO-MAC PROPERTIES, LLC,
a Tennessee limited liability company

John N. Weckesser, Chief Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared John N. Weckesser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Jo-Mac Properties, LLC, a Tennessee limited liability company and the within named bargainor, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such officer.

Witness my hand and official seal at office this 25th day of October, 2019.

Notary Public
My commission expires: 05-01-2021

WHITNEY MCELROY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-01-2021

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is TEN AND NO/100 ($10.00) DOLLARS.

AFFIANT

Subscribed and sworn before me this 25th day of October 2018.

Notary Public
My Commission expires: 05-01-2021

WHITNEY MCELROY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-01-2021

True Copy Certification

I, Kelsey Pitman, 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.

Kelsey Pitman
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kristi McCoy, a notary public for this county and state, Kelsey Pitman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kristi McCoy
Notary's Signature

My Commission Expires: 03/25/2023

