This instrument prepared by:
Alvin L. Harris
201 4th Ave. N., Ste. 1230
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 311187 DEEDQC
11/05/2019 10:35:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191105-0114129

# QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To: | Map/Parcel Nos. |
|---|---|---|
| Magnolia Farms<br>Homeowners Assn., Inc.<br>Ghertner & Company<br>50 Vantage Way, #100<br>Nashville, Tennessee 37228 | Same | Common Area<br>Phase 1 Section 3<br><br>Tax Map 086<br>Parcels 130.00 & 131.00 |

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, Beazer Homes, LLC, a Delaware limited liability company, successor by conversion to Beazer Homes Corp., a Tennessee corporation (hereinafter referred to as "Grantor"), does hereby quitclaim, transfer and convey unto Magnolia Farms Homeowners Association, Inc., a Tennessee non-profit corporation (hereinafter referred to as "Grantee"), and to the said Grantee's heirs, successors, and assigns, all of Grantor's right, title and interest in certain real estate in the County of Davidson, State of Tennessee, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Being a part of the same property conveyed to Beazer Homes Corp. by deeds recorded as Instrument Numbers 20170717-0071485 and 20170717-0071487 in the Register's Office for Davidson County, Tennessee.

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IN TESTIMONY WHEREOF, we have hereunto set our hands, this 1 day of November, 2019.

**BEAZER HOMES, LLC**

By: _____
Matt Williams, Nashville Vice President of Land Development

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public, Matt Williams, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Nashville Vice President of Land Development of Beazer Homes, LLC, a Delaware limited liability company, successor by conversion to Beazer Homes Corp., a Tennessee corporation, and is authorized to execute this instrument on behalf of Beazer Homes LLC as its Nashville Division President.

**WITNESS** my hand, at office this 1 day of November, 2019.

JANET GLEAVES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

_____
Notary Public

My Commission Expires: March 14, 2023

The actual consideration for this transfer of property is One Dollar ($1.00) and no other monetary consideration.

_____
AFFIANT

Sworn to and subscribed before me
this 1 day of November, 2019.

JANET GLEAVES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

_____
Notary Public

My commission expires: March 14, 2023

# EXHIBIT A

Being all property designated as the Common Elements, Open Space, Common Area, roads or such similar designation as shown on the plat of Magnolia Farms Phase 1 Section 3 recorded as instrument number 20190912-0092500 , Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Beazer Homes Corp. by deeds recorded as Instrument Numbers 20170717-0071485 and 20170717-0071487 in the Register's Office for Davidson County, Tennessee.