QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF NOVEMBER, 2019.

NOTARY PUBLIC

JULIE D. MORAUER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES NOVEMBER 08, 2022

Karen Johnson Davidson County
Batch# 345552 DEEDQC
01/21/2020 10:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200121-0006976

THIS INSTRUMENT WAS PREPARED BY:

Patrick H. Poole, Esq.
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Cottage Grove Homeowners Association, Inc. 4521 Trousdale Dr. Nashville, TN 37204	SAME ADDRESS AS NEW OWNER	Map/Parcel 173-050-B-900 173-050-B-901 173-050-B-902 173-050-B-903

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Tenn. Contractors, Inc.**, a Tennessee corporation **("Grantor")**, by these presents, quitclaims, grants and conveys unto **Cottage Grove Homeowners Association, Inc.**, a Tennessee not for profit corporation **("Grantee")**, its successors and/or assigns, all its right, title and interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

This is unimproved property located in Cottage Grove, Nashville, Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 19TH day of November, 2019.

Tenn. Contractors, Inc., a Tennessee corporation:

By: _____

Title: PRESIDENT

STATE OF TENNESSEE,
COUNTY OF WILLIAMSON,

Before me, the undersigned authority, of the State and County aforesaid, personally appeared TYLER RING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself/herself to be the PRESIDENT of Tenn. Contractors, Inc., a Tennessee corporation, the within named bargainor, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as PRESIDENT.

Witness my hand, at office, this 19 day of November, 2019.

Heather Reimer
Notary Public

My Commission Expires: 7.17.2022

HEATHER REIMER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-17-2022

EXHIBIT "A"
LEGAL DESCRIPTION

(Map/Parcel 173-050-B-900):

Land in Davidson County, Tennessee, being shown as Open Space "A" on the Final Plat of First Revision Cottage Grove, of record as Instrument Number 20100406-0025553 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Tenn. Contractors, Inc. by Substitute Trustee's Deed from Douglas A. Brace, as Substitute Trustee, of record as Instrument No. 20090707-0063489 in Register's Office for Davidson County, Tennessee.

(Map/Parcel 173-050-B-901):

Land in Davidson County, Tennessee, being shown as Open Space "B" on the Final Plat of First Revision Cottage Grove, of record as Instrument Number 20100406-0025553 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Tenn. Contractors, Inc. by Substitute Trustee's Deed from Douglas A. Brace, as Substitute Trustee, of record as Instrument No. 20090707-0063489 in Register's Office for Davidson County, Tennessee.

(Map/Parcel 173-050-B-902):

Land in Davidson County, Tennessee, being shown as Open Space "C" on the Final Plat of First Revision Cottage Grove, of record as Instrument Number 20100406-0025553 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Tenn. Contractors, Inc. by Substitute Trustee's Deed from Douglas A. Brace, as Substitute Trustee, of record as Instrument No. 20090707-0063489 in Register's Office for Davidson County, Tennessee.

(Map/Parcel 173-050-B-903):

Land in Davidson County, Tennessee, being shown as Open Space "D" on the Final Plat of First Revision Cottage Grove, of record as Instrument Number 20100406-0025553 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Tenn. Contractors, Inc. by Substitute Trustee's Deed from Douglas A. Brace, as Substitute Trustee, of record as Instrument No. 20090707-0063489 in Register's Office for Davidson County, Tennessee.

I, the undersigned, 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.

PATRICK H. POOLE

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public for this county and state, PATRICK H. POOLE, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission expires: 11/8/2022

Notary Public

