Karen Johnson Davidson County
Batch# 380199 DEEDQC
04/01/2020 09:07:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200401-0034797

Send Tax Statemei
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/45CO**

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. 6203, on the plan of Old Hickory Commons, Section Five, A Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20190502-0040940, amended in Instrument No. 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 a portion of 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 Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument No. 20190502-0040940 and Instrument No. 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 No. 20060307-0026092; Fifty Foot (50') 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, a corporation, of record as Instrument No. 20080709-0070604; A Communications Equipment Easement granted to Tennessee Telephone Company, a Tennessee Corporation d/b/a TDS Telecom, a corporation, of record as Instrument No. 20081121-0114642; Grant of Easement between Old Hickory Commons, LLC and Comcast of Nashville I, LLC, recorded as Instrument No. 20161212-0130102; Transmission Line Easements in Book 2344, page 432, Book 4425, page 535, Book 11124, page 716; Boundary Survey Plat in 2019082-0083637; and to any and all matters shown on said plat and survey of record in Instrument No. 20190502-0040940, amended in Instrument No. 20190502-0040941; all of said Register's Office.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 26th day of March, 2020.

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 26th day of March, 2020.

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.

AFFIANT

SWORN to and subscribed before me, this
The 26th day of March 2020.

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

SAMANTHA KILGOUR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY