Send Tax Statements To:
NEW OWNER

This Instrument Prepared By/ RETURN TO:
TRI STAR TITLE & ESCROW, LLC
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Name and Address of New Owners:
Ole South Properties, Inc.
262 Robert Rose Drive. Ste 300.
Murfreesboro, TN 37129

From Information Furnished
By the Parties

Map/Parcel:175-2-G/49CO

Karen Johnson Davidson County
Batch# 403264 **DEEDQC**
05/20/2020 10:32:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200520-0052327

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, 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. 6301, on the plan of Old Hickory Commons, Section 5, A Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20190502-0040940 and Instrument Number 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 Number 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 Number 20190502-0040940; amended in Instrument Number 20190502-0040941; Stormwater Detention Agreement for Old Hickory Commons filed as Instrument Number 20060307-0026092; Fifty-Foot (50') Colonial Pipeline Easement filed for record in Book 3570, page 11; Declaration of Protective Covenants, Conditions and Restrictions for Old Hickory Commons Section One, filed for record as Instrument Number 20070920-00112646, as amended by Instrument Number 20071213-0143334 and further amended by Instrument Number 20080710-0071087 ; Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, filed for record as Instrument Number 20080317-0026338, as amended by Instrument Number 201012220-101832, as further amended by Instrument Number 20130322-0028759 and further amended by Instrument Number 20140207-0011094 and in Instrument Number 20170602-0055284; Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons Sections Two and Three and Amendment, filed for record as Instrument Number 20081117-0113467, as further amended by Instrument Number 20130322-0028759 and further amended by Instrument Number 20140207-0011094; A Communications Equipment Easement granted to Tennessee Telephone Company, a Tennessee Corporation, d/b/a TDS Telecom, a Corporation , of record as Instrument Number 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 Number 20081121-0114642; Grant of Easement between Old Hickory Commons, LLC and Comcast of Nashville 1, LLC recorded as Instrument Number 20161212-0130102; Transmission Line Easements of record in Book 2344, page 432, Book 4425, page 535, and Book 11124, page 716; and to any and all matters shown on said plat and survey of record in Instrument Number 20190502-0040940 and Instrument Number 20190502-0040941; Boundary Survey Plat of record in Instrument Number 20190820-0083637; 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 14th day of May, 2020.

Old Hickory Commons, LLC,
A Limited Liability Company

By: _____
John D. Floyd, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public, within and for the State and County aforesaid, the with named **JOHN D. FLOYD, as Chief Manager of Old Hickory Commons, LLC, a Tennessee Limited Liability Company**, with whom I am personally acquainted and for who acknowledged that he executed the foregoing instrument **(QUITCLAIM DEED)** for the purposes therein contained, by signing his name **JOHN D. FLOYD, as Chief Manager of Old Hickory Commons, LLC, a Tennessee Limited Liability Company**.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 14th day of May, 2020.

CHRISTY FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

Notary Public
My Commission Expires: 8.16.20

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 14th day of May, 2020.

Notary Public
My Commission Expires: 8.16.20

CHRISTY FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020