Karen Johnson Davidson County
Batch# 413941 DEEDQC
06/12/2020 01:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200612-0060446

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NEW OWNER

This Instrument Prepared By:
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 Drive , Ste 300
Murfreesboro, TN 37129

From Information Furnished
By the Parties

Map: 174-1-A/86CO

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, **RIVENDELL 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 Lot No. 9, as shown on the plan of Final Plat, Rivendell Woods, Phase One, Section Two, according to plat and survey of record in Instrument Number 20080829-0088935, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same conveyed to Rivendell LLC, a Tennessee Limited Liability Company, by deed from Ole South Properties, Inc., a Tennessee Corporation, appearing of record in Instrument Number 20060717-0085867, Register's Office for said County.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Instrument No. 20070607-0068416, amended in Instrument No. 20080722-0074876; By-Laws of record in Instrument No. 20070607-0068416, amended in Instrument No. 20080722-0074876; Easement for Sanitary, Sewer, and/or Storm Drainage of record in Book 9487, page 908, and in Instrument No. 20070522-0061016; Easement to Columbia Gulf Transmission Company of record in Book 4215, page 632; Storm Water Detention Agreement of record in Instrument No. 20031104-0161896, and in Instrument No. 20070430-0050843; Ingress/Egress Easement to family cemetery as set out in Instrument No. 20040702-0079201; One Hundred and Fifty Foot (150') Tennessee Valley Authority Easement as set out in Instrument No. 20040702-0079201; Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20150505-0040619; Grant of Easements of record in Instrument No. 20150211-0012555; Consent Judgement and Final Decree to Piedmont Natural Gas Company of record in Instrument No. 20140919-0086248; Agreement for dedication of easement for sanitary sewers, and/or storm drainage, water mains, pumps, and appurtenances of record in Instrument No. 20130918-0098477; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171206-0124526 ; all of the said Register's Office of Davidson County, Tennessee.

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 20th day of May, 2020.

RIVENDELL, LLC,
a Tennessee 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 in and for said State and County aforesaid, the with named **John D. Floyd,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he executed the foregoing instrument **(QUITCLAIM DEED), on behalf of Rivendell, LLC, a Tennessee Limited Liability Company** for the purposes therein contained, and who further acknowledged himself to be **Chief Manager** and being authorized by the board of directors to execute this document on behalf of **Rivendell, LLC, a Tennessee Limited Liability Company**.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 20th day of May, 2020.



Lindsay W. Walker
NOTARY PUBLIC
My Commission Expires: 4/18/21

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 20th day of May, 2020.

Lindsay W. Walker
NOTARY PUBLIC
My Commission Expires: 4/18/21



Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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.

Name: **Sheri Morgan**
Title: **President**

STATE OF TN
COUNTY OF **Rutherford**

Witness my hand and official seal.



Notary Public: **Brandie A Phillips**
My Commission Expires: **06/21/2020**
Commission #: **na**