BOX 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201
(615) 256-9999

Karen Johnson Davidson County
Batch# 431951 DEEDQC
07/07/2020 12:28:09 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200707-0073109

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 2020.

Notary Public

My commission expires: 10-2-2023

RUBYE KAINEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

Name and Address of New Owner:

Towering Oaks Homeowners Association, Inc.
2180 W SR 434 Ste. 5000
Longwood, FL 32779-5042 USA

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

1461 Stewarts Ferry Pike (Open Space)
Chance Drive (Open Space)
2520 Janalyn Trace (Open Space)
1473 Stewarts Ferry Pike
Hermitage, TN 37076

Map and Parcel:

109-4-A-051 CO
109-4-A-052 CO
109-4-A-054 CO
109-4-A-055 CO

QUITCLAIM DEED

FOR A CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **TENN. CONTRACTORS, INC.,** a Tennessee corporation, (hereinafter called **"Grantor"**), by these presents quitclaims, transfers and conveys unto **TOWERING OAKS HOMEOWNERS ASSOCIATION, INC.,** a Tennessee corporation (hereinafter

called **"Grantee"**), its successors and assigns, all of its interest in and to the following property in Davidson County, Tennessee, described as follows:

1461 Stewarts Ferry Pike (Map/Parcel 109-4-A-051 CO):

Land in Davidson County, Tennessee, being a 0.29 acre tract, more or less, shown as Map/Parcel No. 109-4-A-051 CO on the Final Plat of Towering Oaks Phase One of record as Instrument No. 20071127-0137704 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Chance Drive (Map/Parcel 109-4-A-052 CO):

Land in Davidson County, Tennessee, being a 0.11 acre tract, more or less, shown as Map/Parcel No. 109-4-A-052 CO on the Final Plat of Towering Oaks Phase One of record as Instrument No. 20071127-0137704 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

2520 Janalyn Trace (Map/Parcel 109-4-A-054 CO):

Land in Davidson County, Tennessee, being a 0.64 acre tract, more or less, shown as Map/Parcel No. 109-4-A-054 CO on the Final Plat of Towering Oaks Phase One of record as Instrument No. 20071127-0137704 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

1473 Stewarts Ferry Pike (Map/Parcel 109-4-A-055 CO):

Land in Davidson County, Tennessee, being a 1.08 acre tract, more or less, shown as Map/Parcel No. 109-4-A-055 CO on the Final Plat of Towering Oaks Phase One of record as Instrument No. 20071127-0137704 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., a Tennessee corporation, by Special Warranty Deed from Pinnacle National Bank, a national banking association, of record as Instrument No. 20090917-0086947 in the Register's Office for Davidson County, Tennessee.

Wherever 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 hereunto set its name on this the 25TH day of June, 2020.

TENN. CONTRACTORS, INC., a Tennessee corporation

By: _____
Tyler L. Ring, President

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Tyler L. Ring, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of **TENN. CONTRACTORS, INC.,** a Tennessee corporation, and that he as President of Tenn. Contractors, Inc., being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this the 25TH day of June, 2020.

Heather Reimer
NOTARY PUBLIC

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

MY COMMISSION EXPIRES: 7•17•2022

F:\DAB\HOA\Towering Oaks Phase 1 4 Parcels Quitclaim Common Area to HOA.doc