This instrument prepared by:
Alvin L. Harris
201 4th Ave. N., Ste. 1230
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 437608 DEEDQC
07/15/2020 08:58:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200715-0077185

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Nos.
Magnolia Farms Townhome Owners Assn., Inc. Ghertner & Company 50 Vantage Way, #100 Nashville, Tennessee 37228	Same	Common Elements Phase 2 Section 1 Tax Map 086-13-0-A Parcels 115-117, 142-148, 907-909

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, Magnolia Farms Homeowners Association, Inc., a Tennessee nonprofit corporation (hereinafter referred to as "Grantor"), does hereby quitclaim, transfer and convey unto Magnolia Farms Townhome Owners Association, Inc., a Tennessee nonprofit corporation (hereinafter referred to as "Grantee"), and to the said Grantee's successors and assigns, all of Grantor's right, title and interest in certain real estate in the County of Davidson, State of Tennessee, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Being a part of the same property conveyed to Magnolia Farms Homeowners Association, Inc. by deed recorded as Instrument Number 20191105-0114127 in the Register's Office for Davidson County, Tennessee.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN TESTIMONY WHEREOF, we have hereunto set our hands, this 29th day of June, 2020.

MAGNOLIA FARMS HOMEOWNRS ASSOCIATION, INC.

By: _____

Its: President

STATE OF TENNESSEE)
COUNTY OF Wilsm **)**

Personally appeared before me, the undersigned, a Notary Public, Matt Williams, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained and who further acknowledged that he/she holds the office of president for Magnolia Farms Homeowners Association, Inc., the within-named bargainor, and is authorized to execute this instrument on behalf of Magnolia Farms Homeowners Association, Inc.

WITNESS my hand, at office this 29th day of June, 2020.

Cherie Williams
Notary Public

My Commission Expires: 10·5·22

CHERIE L. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

The actual consideration for this transfer of property is One Dollar ($1.00) and no other monetary consideration.

_____
AFFIANT

Sworn to and subscribed before me
this 29th day of June, 2020.

Cherie Williams
Notary Public

My commission expires: 10·5·22

CHERIE L. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT A

Being all property designated as the Common Elements, Open Space or such similar designation as shown on the Final Plat Magnolia Farms Phase 2 Section 1 recorded as Instrument Number 20190507-0042696, Register's Office for Davidson County, Tennessee and depicted on Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas recorded as instrument number 20190523-0049079, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Magnolia Farms Homeowners Association, Inc. by deed recorded as Instrument Number 20191105-0114127 in the Register's Office for Davidson County, Tennessee.