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
20200715-0077186

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Nos.
Magnolia Farms Homeowners Assn., Inc. Ghertner & Company 50 Vantage Way, #100 Nashville, Tennessee 37228	Same	Common Elements Phase 2 Section 2 Tax Map 086-13-0-A Parcels 118-131, 135-141 & 914-915

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, Beazer Homes, LLC, a Delaware limited liability company, successor by conversion to Beazer Homes Corp., a Tennessee corporation (hereinafter referred to as "Grantor"), does hereby quitclaim, transfer and convey unto Magnolia Farms Townhome Owners Association, Inc., a Tennessee non-profit corporation (hereinafter referred to as "Grantee"), and to the said Grantee's heirs, 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 Beazer Homes Corp. by deeds recorded as Instrument Numbers 20170717-0071485 and 20170717-0071487 in the Register's Office for Davidson County, Tennessee.

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

BEAZER HOMES, LLC

By: _____
Matt Williams, Nashville Vice President of Land Development

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public, Matt Williams, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Nashville Vice President of Land Development of Beazer Homes, LLC, a Delaware limited liability company, successor by conversion to Beazer Homes Corp., a Tennessee corporation, and is authorized to execute this instrument on behalf of Beazer Homes LLC as its Nashville Division President.

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 plat of Magnolia Farms Phase 2 Section 2 recorded as Instrument Number 20191210-0127306, Register's Office for Davidson County, Tennessee, and depicted on Exhibit A-1 to the Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas (Annexing Phase 2 Section 2) recorded as Instrument Number 20200108-0002809, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Beazer Homes Corp. by deeds recorded as Instrument Numbers 20170717-0071485 and 20170717-0071487 in the Register's Office for Davidson County, Tennessee.