Box 10-B

Karen Johnson Davidson County
Batch# 438325 **DEEDQC**
07/15/2020 01:45:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200715-0077578

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: May 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVE., NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ACKLEN PARK TOWNHOME OWNERS ASSOCIATION, INC.	**SAME**	**104-05-0R-900.00** CO
(NAME) **556 ACKLEN PARK DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, VANDY ACKLEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO, **ACKLEN PARK TOWNHOME OWNERS ASSOCIATION, INC.,** HEREINAFTER CALLED THE GRANTEE, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of the Open Space contained in Map & Parcel 104-05-0R-900.00-CO defined as "Rain Garden" on the Final Plat of Acklen @ Murphy, along with all of the Common Elements detailed in the Declaration Establishing a Horizontal Property Regime for Acklen Park Townhomes as Exhibit "B" of record in Instrument No. 20190502-0040775, said Register's Office.

Being a portion of the same property conveyed to VANDY ACKLEN PARK LLC, A FLORIDA LIMITED LIABILITY COMPANY, by deed from OSCAR RANDOLPH BATSON, JR., UNMARRIED, of record in Instrument No. 20160518-0049805, dated May 18, 2016, said Register's Office.

This conveyance is subject to any and all easements, restrictions, and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved( ) property known as MAP & PARCEL 104-05-0R-900.00-CO

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of July, 2020.

VANDY ACKLEN PARK LLC
A Florida Limited Liability Company

Patrick Chisholm, Manager
By: PATRICK CHISHOLM, MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **PATRICK CHISHOLM,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager of **VANDY ACKLEN PARK LLC,** the within-named bargainor, a Florida Limited Liability Company and that he as such Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **VANDY ACKLEN PARK LLC,** by himself as such Manager.

Witness my hand and official seal at Nashville, Tennessee this 14 day of July, 2020.

My Commission expires: May 2, 2022

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public