Send Tax Statements To:
NEW OWNER

This Instrument Prepared By/RETURN TO:
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 Dr., Ste. 300
Murfreesboro, TN 37129

From Information Furnished
by the Parties

Map & Parcel: **175-2-G/3CO**

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, **OLD HICKORY COMMONS, 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 Unit No. 5203, on the plan of Old Hickory Commons, Section Five, a Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20190502-0040940 amended in Instrument Number 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Old Hickory Commons, LLC, a Tennessee Limited Liability Company, by deed from Luther Marie Vaughn, Trustee of the U/A/D October 30, 1998 of the Vaughn Revocable Living Trust Agreement dated April 15, 2005, appearing of record in Instrument Number 20050415-0042164, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants contained in instrument of record in Instrument Number 20190502-0040940, amended in Instrument Number 20190502-0040941; Storm detention agreement for Old Hickory Commons filed as Instrument Number 20060307-0026092; Fifty- foot (50') Colonial Pipeline Easement filed for record in Book 3570, page 11;Declaration of Protective Covenants, Conditions and Restrictions for Old Hickory Commons Section One, filed for record as Instrument Number 20070920-00112646, as amended by Instrument Number 20071213-0143334 and as further amended by Instrument Number 20080710-0071087; Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, filed for record as Instrument Number 20080317-0026338, as amended by Instrument Number 201012220-101832, as further amended by Instrument Number 20130322-0028759 and further amended by Instrument Number 20140207-0011094, and in Instrument Number 20170602-0055284; Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons Sections Two and Three and Amendment, filed for record as Instrument Number 20081117-0113467, as further amended by Instrument Number 20130322-0028759 and further amended by Instrument Number 20140207-0011094; A Communications Equipment Easement granted to Tennessee Telephone Company, a Tennessee Corporation, d/b/a TDS Telecom, a corporation, of record as Instrument Number 20080709-0070604; A Communications Equipment Easement granted to Tennessee Telephone Company, a Tennessee Corporation, d/b/a/ TDS Telecom, a corporation, of record as Instrument Number 20081121-0114642; Grant of Easement between Old Hickory Commons, LLC and Comcast of Nashville 1, LLC recorded as Instrument Number 20161212-0130102; Transmission Line Easements in Book 2344, page 432, Book 4425, page 535, and Book 11124, page 716; Boundary Survey Plat in Instrument Number 20190820-0083637; and to any and all matters shown on said plat and survey of record in Instrument Number 20190502-0040940, amended in Instrument Number 20190502-0040941; all of said Register's Office.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th day of November, 2020.

OLD HICKORY COMMONS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
John D. Floyd, Chief Manager

Karen Johnson Davidson County
Batch# 515239 DEEDQC
11/12/2020 11:19:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201112-0133295

Williams 1120-042

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named **JOHN D. FLOYD**, with whom I am personally acquainted, and who upon his oath, acknowledged himself, to the **Chief Manager** of **OLD HICKORY COMMONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor, a company, as he as **Chief Manager**, being authorized so to do, executed the foregoing instrument **(QUITCLAIM DEED)** for the purposes therein contained by signing the name of the partnership by himself as **Chief Manager**.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 9th day of November, 2020.

SAMANTHA KILGOUR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Samantha Kilgour
NOTARY PUBLIC
My Commission Expires: 10/16/22

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 9th day of November, 2020.

Samantha Kilgour
NOTARY PUBLIC
My Commission Expires: 10/16/22

SAMANTHA KILGOUR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY