Karen Johnson Davidson County
Batch# 518021 DEEDQC
11/17/2020 03:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201117-0135510

This instrument prepared by:

T. Chad White
TUNE, ENTREKIN & WHITE, P.C.
315 Deaderick Street, Suite 1700
Nashville, Tennessee 37238

CONSIDERATION CERTIFICATE

STATE OF California)

COUNTY OF Los Angeles)

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 13th day of November, 2020.

Notary Public

My Commission Expires: 7/29/22

LISA JENSEN
Notary Public - California
Los Angeles County
Commission # 2251618
My Comm. Expires Jul 29, 2022

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:

Mountain Springs Owners Association, Inc.
c/o AMH Mtn. Springs Dev., LLC
23975 Park Sorrento, Suite 300
Calabasas CA 91302
Attn: Legal Department

SEND TAX BILLS TO:

[SAME]

MAP/PARCEL NO.

164-14-0-A05600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/00 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **AMH Mountain Springs Development, LLC, a Delaware limited liability company** ("Grantor"), has bargained and by these presents does transfer, quitclaim, and convey unto **Mountain Springs Owners Association, Inc.**, a Tennessee Non-Profit Corporation ("Grantee"), Grantee's representatives, successors and assigns, all of Grantors' right, title, and interest in and to certain real property lying and being situated in Davidson County, Tennessee, being Lot 40 of Mountain Springs, Phase 1, as shown and designated on a Plat-Plan recorded as Instrument No. 20180925-0095159, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to AMH Mountain Springs Development, LLC, a Delaware limited liability company by Warranty Deed from ECG Mountain Springs, LLC, a Tennessee limited liability company, dated 9/28/2018, recorded 9/28/2018, of record in Instrument no. 20180928-0096525, Register's Office for Davidson County, Tennessee;

It is understood by Grantor and Grantee that this conveyance is subject to State and County taxes for the year 2020 and subsequent years, a lien but not yet due and payable, easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed as of the 15th day of November, 2020.

AMH Mountain Springs Development, LLC,
a Delaware limited liability company

Helen Cho, Assistant Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On 11/13/2020, before me, Lisa Jense, Notary Public, personally appeared Helen Cho, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LISA JENSEN
Notary Public - California
Los Angeles County
Commission # 2251618
My Comm. Expires Jul 29, 2022

Signature _____ (Seal)

True Copy Certification

I, Helen Cho, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of California

County of Los Angeles

Personally appeared before me, Lisa Jensen, a notary public for this county and state, Helen Cho [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/29/22

Notary' Seal (if on paper)

LISA JENSEN
Notary Public - California
Los Angeles County
Commission # 2251618
My Comm. Expires Jul 29, 2022