Karen Johnson Davidson County
Batch# 538668 DEEDQC
12/21/2020 09:44:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201221-0150862

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY PARTIES. NO TITLE WORK WAS REQUESTED. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ~~ACTUAL~~ CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

Subscribed and sworn to before me this 17th day of December, 2020

NOTARY PUBLIC

My commission expires: 9-13-2021

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

R&R
40

THIS INSTRUMENT WAS PREPARED BY
Jeremy H Cherry, Esq
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34162

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Summerfield Homeowners Association, Inc 50 Vantage Way, Suite 100 Nashville, TN 37228	Ghertner & Company 50 Vantage Way, Suite 100 Nashville, TN 37228	P/O 164-0-262.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **GREEN TRAILS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, ("Grantor")**, by these presents, quitclaim, grant and convey unto **SUMMERFIELD HOMEOWNERS ASSOCIATION, INC., A TENNESSEE NONPROFIT CORPORATION, ("Grantee")**, its successors and representatives, all of its right, title and interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being any and all common area and open space, including, without limitation, Open Space OS-1 and Open Space OS-2 as shown on the Final Plat of Treehaven Subdivision, Phase 5, Asheford Trace, of record as Instrument No. 20201204-0141078, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company, by Special Warranty Deed from REO Funding Solutions IV, LLC, a Georgia limited liability company of record on June 18, 2018 as Instrument No. 20180618-0058382, as corrected by Scriveners Affidavit of record as Instrument No. 20180710-0066554, Register's Office for Davidson County, Tennessee.

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.

IN WITNESS WHEREOF, the Grantor has hereunto caused its name to be signed hereto by its duly authorized officer on this the 17th day of December, 2020.

Green Trails, LLC, a Tennessee limited liability company

BY: _____
Rick Deckbar, Chief Manager

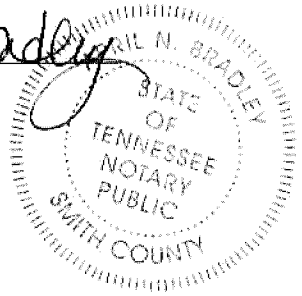
STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Rick Deckbar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chief Manager of Green Trails, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of Green Trails, LLC, a Tennessee limited liability company, by himself as said Chief Manager.

Witness my hand and official seal this 17th day of December, 2020.

_____
Notary Public

My commission expires: 9-13-2021



True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

_____

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____

My Commission Expires: 7/22/2022

