Karen Johnson Davidson County
Batch# 562689 DEEDQC
01/27/2021 03:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210127-0012321

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map 181-00-0
P/O Parcel No.019.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Affiant

Subscribed and sworn to before me this 14th Day of December, 2020.

My Commission Expires: 9-13-2021

Notary Public

APRIL M. BRADLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY:
PETER WEISS, ATTORNEY AT LAW
Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:

SUGAR VALLEY PLACE HOMEOWNERS ASSOCIATION, INC.,
A TENNESSEE NONPROFIT CORORATION
845 Bell Road, Suite 210
Antioch, Tennessee 37013-3172

SEND TAX BILLS TO:

"NEW OWNER"

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAF Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the "**Grantor**", does hereby quitclaim and convey all of its rights, title and interest to hereinafter **Sugar Valley Place Homeowners Association, Inc., a TennesseeNonprofit Corporation**, called the "**Grantee**", its successors and assigns, in and to those certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

Any and all "Open Spaces", " Private Alleys" "Detentions" and "Easements", as described on the Plan of Section One Sugar Valley Place, SP Development, of record in Instrument No. 20140331-0026154; the Plan of Section Two Sugar Valley Place, SP Development, of record in Instrument No. 20140721-0064617; and , the Plan of Section Three Sugar Valley Place, SP Development, of record in Instrument No 20140807-0071367, Register's Office for Davidson County, Tennessee, to which plans reference is hereby made for a more complete description.

BEING part of the same property conveyed to SAF Properties, a Tennessee General Partnership (now being SAF Properties, LLC, a Tennessee Limited Liability Company by Articles of Conversion of record in Instrument No. 20140219-0014112) by Deed from Sugar Valley G.P., a Tennessee General Partnership of record in Instrument No. 20060501-0049705, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 14th Day of December, 2020.

SAF Properties, LLC,
a Tennessee Limited Liability Company

By: PRES.
FRED YAZDIAN, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **FRED YAZDIAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the **President** of **SAF Properties, LLC, a Tennessee Limited Liability Company,** the within named bargainor, and that he as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as, President.

Witness my hand and official seal at Nashville, Tennessee, this 14th Day of December, 2020.

My Commission Expires: 10/2/2023 Robyn Yazdian
Notary Public

ROBYN H. YAZDIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do make 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.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10/2/2023

Notary Public

ROBYN H. HAZELMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY