Karen Johnson
Batch# 580747
03/01/2021 12:58:30 PM
Fees: $12.00 Taxes: $0.00

Davidson County
**DEEDQC**
2 pgs

20210301-0025557

# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF Feb, 20 21

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBERS |
|---|---|---|
| **Vastland Northcrest Development, LLC** | **Same as new owner** | |
| (NAME) | (NAME) | **114-12-4A-017.00-CO** |
| **1720 West End Ave, Suite 600,** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37203** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MS DEVELOPMENT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VASTLAND NORTHCREST DEVELOPMENT, LLC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 49, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Highlands at Stoneridge, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170905-0090767, amended in Instrument No. 20170915-0094659, Instrument No. 20190123-0006687 and Instrument No. 20190607-0054759and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to MS Development Partnership, a Tennessee General Partnership by Special Warranty deed from Gospel Chapel, a Tennessee corporation of record in Instrument No. 20080428-0042870 Register's Office for Davidson County, Tennessee, dated April 25, 2008 and recorded on April 28, 2008.

Being a portion of the same property conveyed to Chris Corriveau Trustee by Quitclaim Deed from MS Development Partnership, a Tennessee General Partnership of record in Instrument No. 20080428-0042871, Register's Office for Davidson County, Tennessee, dated April 25, 2008 and recorded on April 28, 2008 and within the same deed the said Chris Corriveau, Trustee conveyed his interest in the subject property to MS Development Partnership, a Tennessee General Partnership.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **205 Stonecrest Circle, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 23 day of February, 2021.

MS Development Partnership, a Tennessee General Partnership

BY: _____
Mack McClung
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MACK MCCLUNG, signing for MS DEVELOPMENT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the GENERAL PARTNER of MS DEVELOPMENT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 of February, ~~2020~~ 2021

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2021

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212