Karen Johnson Davidson County
Batch# 591840 DEEDQC
03/15/2021 09:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210315-0033759

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Granbery Homeowners Homeowners Association, Inc. c/o Timmons Properties, Inc. 2200 Hillsboro Road, Suite 200 Nashville, TN 37212-4929	New Owner	160120A90000CO 160120A90100CO and 16012021400

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, TURNBERRY HOMES, L.L.C., a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GRANBERY HOMEOWNERS ASSOCIATION, INC., a Tennessee non-profit corporation, hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Open Space 1 and P.U.D.E (includes cemetery) and Open Space 2 and P.U.D.E. as shown on the Final Plat, Granbery, as of record as Instrument No. 20180531-0051923, Register's Office for Davidson County, Tennessee, to which plans reference is hereby made for a more complete legal description.
>
> BEING part of the property conveyed to Turnberry Homes, L.L.C., a Tennessee limited liability company, by Special Warranty Deed dated May 24, 2017, from Charles G. Cornelius, individually, and as Co-Trustee of the James T. Granbery, Jr. Family Trust U/W of James T. Granbery, Jr., and Susan C. West, individually, and as Co-Trustee of the James T. Granberry, Jr. Family Trust U/W of James T. Granbery, Jr., and Llewellyna Cornelius, individually and as Trustee of The Llewellyna Cornelius Living Trust U/A dated August 30, 2005, of record in Instrument No. 20170526-0052609; and by Quitclaim Deed dated May 24, 2017, from Charles G. Cornelius, individually, and as Co-Trustee of the James T. Granbery, Jr. Family Trust U/W of James T. Granbery, Jr., and Susan C. West, individually, and as Co-Trustee of the James T. Granberry, Jr. Family Trust U/W of James T. Granbery, Jr., and Llewellyna Cornelius, individually and as Trustee of The Llewellyna Cornelius Living Trust U/A dated August 30, 2005, joined by Melinda G. Cornelius, of record in Instrument No. 20170526-0052610; and by Quitclaim Deed dated May 24, 2017, from Cornelius-Granbery Properties, LP, a Tennessee limited partnership, of record in Instrument No. 20170526-0052611; all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28th day of December, 2020.

TURNBERRY HOMES, L.L.C.
a Tennessee limited liability company

By: _____
Terri M. Sells, Chief Financial Office

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Terri M. Sells, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged herself to be the Chief Financial Officer of Turnberry Homes, L.L.C., the within named bargainor, a Tennessee limited liability company, and that she, as such Chief Financial Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Chief Financial Officer.

Witness my hand and seal on this the 28th day of December, 2020.

JAYNE M. LOCKHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES APRIL 3, 2022

_____
Notary Public
My Commission Expires: 4.3.22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $-0-.

_____
Affiant

Subscribed and sworn to before me this 28th day of December, 2020.

JAYNE M. LOCKHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES APRIL 3, 2022

_____
Notary Public
My commission expires: 4.3.22

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I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

