Send Tax Statements To:
NEW OWNER

This Instrument Prepared By/RETURN TO:
TRI STAR TITLE & ESCROW, LLC
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owners:
Ole South Properties, Inc.
262 Robert Rose Dr., Ste. 300
Murfreesboro, TN 37129

From Information Furnished
by the Parties

Map & Parcel: **175-2-B/44CO**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **OLD HICKORY COMMONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, does hereby convey and quitclaim unto **OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION**, its heirs and assigns, forever, all of his rights, title and interest in and to that certain parcel of real estate located in **DAVIDSON** County, State of Tennessee, and being described as follows, to-wit:

Being all of Unit No. 5005, on the plan of Section One, Old Hickory Commons, a Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20190502-00440941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Old Hickory Commons, LLC, a Tennessee Limited Liability Company, by deed from Luther Marie Vaughn, Trustee U/A/D October 30, 1998 of the Vaughn Revocable Living Trust Agreement, dated April 15, 2005, appearing of record in Instrument No. 20050415-0042164, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, contained in instrument of record in Instrument Number 20190502-0040941 and Instrument Number 20201120-0136581; Declaration of Protective Covenants, Conditions and Restrictions for Old Hickory Commons Section One, filed for record as Instrument Number 20070920-00112646, as amended by Instrument Number 20071213-0143334 and as further amended by Instrument Number 20080710-0071087; Amended and Restated Declaration of Protective Covenants , Conditions and Restrictions and Master Deed for Old Hickory Commons, filed for record as Instrument Number 20080317-0026338, as amended by Instrument Number 201012220-101832, as further amended by Instrument Number 20130322-0028759 and further amended by Instrument Number 20140207-0011094 and in Instrument Number 20170602-0055284; Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons Section Two and Three and Amendment, filed for record as Instrument Number 20081117-0113467, as further amended by Instrument Number 20130322-0028759 and further amended by Instrument Number 20140207-0011094; Stormwater Detention Agreement for Old Hickory Commons filed as Instrument Number 20060307-0026092; Fifty-Foot Colonial Pipeline Easement filed for record in Book 3570, page 11; A Communications Equipment Easement granted to Tennessee Telephone Company, a Tennessee Corporation d/b/a TDS Telecom of record in Instrument Number 20080709-0070604 and Instrument Number 20081121-0114642; Grant of Easement between Old Hickory Commons, LLC and Comcast of Nashville I, LLC of record in Instrument Number 20161212-0130102; Transmission Line Easements of record in Book 2344, page 432, Book 4425, page 535 and Book 11124, page 716; Boundary Survey Plat of record in Instrument Number 20190820-0083637; Regarding HOA Fines Amendment of record in Instrument Number 20201103-0128180; and to any and all matters shown on said plat and survey of record in Instrument Number 20190502-0040941, all of said Register's Office.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 12th day of April, 2021.

Karen Johnson Davidson County
Batch# 615308 DEEDQC
04/15/2021 09:42:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210415-0050190

OLD HICKORY COMMONS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

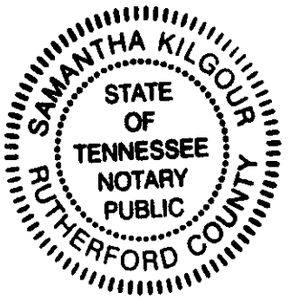
By: _____
John D. Floyd, Chief Manager

Trice 0521-048

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named **JOHN D. FLOYD**, with whom I am personally acquainted, and who upon his oath, acknowledged himself, to the **Chief Manager** of **OLD HICKORY COMMONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor, a company, as he as **Chief Manager**, being authorized so to do, executed the foregoing instrument **(QUITCLAIM DEED)** for the purposes therein contained by signing the name of the partnership by himself as **Chief Manager**.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 12th day of April, 2021.



NOTARY PUBLIC
My Commission Expires: 10/16/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANT

SWORN to and subscribed before me, this
The 12th day of April, 2021.

NOTARY PUBLIC
My Commission Expires: 10/16/22

