Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
2 AVES Homeowners Association, Inc. c/o HND Management Attn: Sean Phelan 421 East Iris Drive, Suite 300 Nashville, TN 37204	Part Map 91-5 Parcels 125 and 254	SAME
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **RSD VERNON AND JAMES, LLC**, a Tennessee limited liability company (the "Grantor"), by these presents does hereby sell, assign and quitclaim to **2 AVES HOMEOWNERS ASSOCIATION, INC.**, a Tennessee corporation, (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to the following (the "Property"):

Land located in the Davidson County, Tennessee, being all of that certain real property identified and established as Common Elements, as more particularly defined in that certain Declaration of Covenants, Conditions and Restrictions for 2 AVES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180926-0095647, Register's Office for Davidson County, Tennessee, as amended (collectively, the "Declaration"), and being more particularly shown and described in the Plat which is defined in and made a part of the Declaration. The Declaration and the Plat are incorporated herein by this reference for a more complete and accurate description of the Common Elements conveyed pursuant to this instrument.

Karen Johnson Davidson County
Batch# 620842 DEEDQC
04/22/2021 02:35:44 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210422-0054220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 22nd day of April, 2021.

Notary Public

My Commission Expires: 8/27/2022

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires AUG. 27, 2022

Being a portion of the same property conveyed to RSD VERNON AND JAMES, LLC, a Tennessee limited liability company, by deed from Michael D. Burns and wife, Glenda S. Burns, of record as Instrument No. 20180316-0025043, and as Instrument No. 20180316-0025044, dated March 14, 2018, said Register's Office.

The Property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

20th IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 20th day of April, 2021.

RSD VERNON AND JAMES, LLC,
a Tennessee limited liability company

By: Red Seal Development Corp.,
an Illinois corporation
Its Manager

By: _____

Title: CEO

STATE OF Illinois)

COUNTY OF Cook)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Todd Fishbein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the CEO of Red Seal Development Corp., an Illinois corporation and Manager of RSD VERNON AND JAMES, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such CEO of the Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such CEO of the Manager.

WITNESS my hand and seal at office in Northbrook, IL, this the 20 day of April, 2021.

Shari Scheck
Notary Public

My Commission Expires:
9/25/24

OFFICIAL SEAL
SHARI SCHECK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/25/24