Send Tax Statements To:
NEW OWNER

This Instrument Prepared By/Return To:
TRI STAR TITLE & ESCROW, ~~LLC~~
1535 W. Northfield Blvd. Ste. 16
Murfreesboro, TN 37130

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

From Information Furnished
By the Parties

Karen Johnson Davidson County
Batch# 626123 DEEDQC
04/30/2021 09:29:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210430-0058037

Map/Parcel: P/O 164-318

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, **BRADBURN VILLAGE PHASE 4 PARTNERSHIP, a Tennessee General Partnership,** 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 Nos. 240. 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, & 269, on the plan of The Townhomes of Bradburn Village, Phase 4, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20070817-0098536; and further supplemented of record in Instrument No. 20121109-0103798 and Instrument No. 20210329-0041050, 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 a portion of the same property conveyed to Bradburn Village Phase 4 Partnership, a Tennessee General Partnership, by deed from Stephen J. Kozy, dated December 27, 2017, appearing of record in Instrument Number 20171229-0132504, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20070817-0098536, and supplemented of record in Instrument Number 20121109-0103798 and in Instrument Number 20210329-0041050; Assignment of Developer's Rights of record in Instrument No. 20210329-0041049; Transmission Line to United States of America of record in Instrument No. 20020909-0109149; Easements of record as referenced in Installment Deed of record in Book 5799, page 662; Right of Way of Colonial Pipeline of record in Book 3670, page 396, Book 4579, page 913, and in Book 3644, page 317; TVA and Pipeline Easement of record in Book 4728, page 63; Agreement Regarding Grant of Easement of record in Instrument No. 20070622-0074712; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150105-0000515 and in Instrument No, 20180419-0036999; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20080502-0045461; Access, Utility, and Drainage Easement Agreement of record in Instrument No. 20171229-0132505; and to any and all matters shown on said plat and survey of record as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20070817-0098536; and further supplemented of record in Instrument No. 20121109-0103798 and Instrument No. 20210329-0041050; all of said Register's Office.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21st day of April, 2021.

Bradburn Village Phase 4 Partnership,
a Tennessee General Partnership

By: _____
John D. Floyd, Partner

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 with named **JOHN D. FLOYD, as Partner of Bradburn Village Phase 4 Partnership, a Tennessee General Partnership**, with whom I am personally acquainted and for who acknowledged that he executed the foregoing instrument **(QUITCLAIM DEED)** for the purposes therein contained, by signing his name **JOHN D. FLOYD, as Partner of Bradburn Village Phase 4 Partnership, a Tennessee General Partnership.**

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 21st day of April, 2021.

Lindsay W. Walker
NOTARY PUBLIC
My Commission Expires: 3/16/25

LINDSAY W. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 21st day of April, 2021

Lindsay W. Walker
NOTARY PUBLIC
My Commission Expires: 3/15/25

LINDSAY W. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY