Karen Johnson Davidson County
Batch# 627043 DEEDQC
04/30/2021 02:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210430-0058418

G#4830-2

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 16th day of ~~September~~ October, 2019.

Notary Public

My Commission Expires: 4.3.22

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

This Instrument Prepared By:
John T. Cook, Attorney At Law
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Pick Up

MAP/PARCEL NOS.: SEE PAGE 3 *

BK: 7776 PG: 825-827
19043024
3 PGS:AL-QUITCLAIM DEED
623593
10/16/2019 - 01:57 PM

BATCH	623593
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

ADDRESS NEW OWNER AS:
Stonecrest Homeowners Association, Inc.
c/o Timmons Properties, Inc.
2200 21st Ave South, Suite 200
Nashville, TN 37212

SEND TAX BILLS TO
"New Owner"

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Turnberry Homes, L.L.C., a Tennessee limited liability company,** hereinafter called the "Grantor", has quitclaimed, and by these presents does hereby convey unto **Stonecrest Homeowners Association, Inc., a not-for-profit corporation,** hereinafter called the "Grantee", its successors and assigns, all of the Grantor's interest in and to certain tracts or parcels of land in Williamson County and Davidson County, Tennessee, described as follows, to-wit:

Tract No. 1:

LAND in Williamson County, Tennessee, being all "Open Space" or "Common Area" as shown on the Plan of Stonecrest Subdivision, a Planned Unit Development, of record in Plat Book P65, Page 130, Register's Office for Williamson County, to which said plan reference is hereby made for a complete and accurate legal description thereof.

BEING part of the same property conveyed to Turnberry Homes, L.L.C., a Tennessee limited liability company, by Deed dated May 17, 2016, from Charles E. Moon, Jr. and wife, Janice M. Moon, of record in Book 6749, Page 104, and by Deed dated May 16, 2016, from Lunette Allen Pharr, a married person, and Sara McKee Allen, a single person, of record in Book 6749, Page 109, Register's Office for Williamson County, Tennessee.

Tract No. 2:

LAND in Davidson County, Tennessee, being all "Open Space" or "Common Area" as shown on the Final Plat of Stonecrest, of record in Instrument No. 20170216-0016161, Register's Office for Davidson County, to which said plan reference is hereby made for a complete and accurate legal description thereof.

BEING part of the same property conveyed to Turnberry Homes, L.L.C., a Tennessee limited liability company, by Deed dated May 18, 2016, from Charles E. Moon, Jr. and wife, Janice M. Moon, of record in Instrument No. 20160609-0058223, and by Deed dated May 16, 2016, from Billy Mainord, a married man, of record in Instrument No. 20160609-0058224, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises and is further subject to the following terms and conditions:

1. The Open Space or Common Area above-referred is to be held for the common uses and enjoyment of the owners of all lots on the Plans of Stonecrest, a Planned Unit Development, as aforementioned in the Register's Office for Williamson County and Davidson County, Tennessee, and the members of Stonecrest Homeowners Association, Inc., and not for the public at large (except as provided on said plans);

2. All of the terms and conditions of the Declaration of Easements, Covenants, Conditions and Restrictions applicable to the Plan of Stonecrest, of record in Book 6993, Page 237, in the Register's Office for Williamson County, Tennessee;

3. Any use and/or development of the Open Space or Common Areas shall be limited to recreational or other related activities and shall not in any event include the use or development for residential or commercial building; and,

4. Easements as shown on the above referenced plans.

IN WITNESS WHEREOF, the Grantor herein has executed this conveyance, by its duly authorized agent, this the 16th day of ~~September~~ October, 2019.

Turnberry Homes, L.L.C., a Tennessee limited liability company

By: _____

Nicky Wells, Director of Operations

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Nicky Wells, 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 Director of Operations of Turnberry Homes, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said Nicky Wells as such officer.

Witness my hand, at office at Brentwood, Tennessee, this 16th day of ~~September,~~ October 2019.

My Commission Expires: 4.3.22

Jayne M. Lockhart
Notary Public

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

* Map/Parcel Numbers:

Tract No. 1:	
Open Space C	Non Assigned
Open Space D	031I A 030.00
Open Space E	031I A 031.00
Tract No. 2:	
Open Space A	181-09-0-A-900-00-CO
Open Space B	181-09-0-A-901-00-CO

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