(1)

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/40CO**

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. 5001, on the plan of Section One, Old Hickory Commons, a Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20190502-0040941, 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.

Previously being a portion of the same property conveyed to Old Hickory Commons, LLC, a Tennessee Limited Liability Company, by Warranty 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 also in the Amended and Restated Declaration of Protective Covenants , Conditions and Restrictions and Master Deed for Old Hickory Commons, filed for record as Instrument Number 20070920-00112646, Instrument Number 20071213-0143334, Instrument Number 20080710-0071087, Instrument Number 20080317-0026338, Instrument Number 20101222-0101832, Instrument Number 20130322-0028759, Instrument Number 20140207-0011094, Instrument Number 20170602-0055284, Instrument Number 20081117-0113467, Instrument Number 20130322-0028759 and 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; 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.

This conveyance is subject to any and all existing easements and/or restrictions of record.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30th day of March, 2021.

Karen Johnson Davidson County
Batch# 629207 DEEDQC
05/05/2021 11:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210505-0060225

**OLD HICKORY COMMONS, LLC,**
**A TENNESSEE LIMITED LIABILITY COMPANY**

By: _____
**John D. Floyd, Chief Manager**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

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 Antioch, Tennessee, this the 30th day of March, 2021.

NOTARY PUBLIC
My Commission Expires: 11/20/2021

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 30th day of March, 2021.

NOTARY PUBLIC
My Commission Expires: 11/20/2021

**Certificate of Authenticity**

I, **Sheri Morgan**, do hereby make an oath that I am a licensed attorney and/or 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.

Name: **Sheri Morgan**
Title: **President**

STATE OF Tennessee
COUNTY OF **Rutherford**

Witness my hand and official seal.




Notary Public: **Brandie A Phillips**
My Commission Expires: **05/18/2024**
Commission #: **na**