Karen Johnson Davidson County
Batch# 655271 DEEDQC
06/11/2021 12:06:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210611-0079007

QUITCLAIM DEED

ECHO HILL ESTATES HOMEOWNERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 20 21.

Notary Public

MY COMMISSION EXPIRES: 7/3/2023
(AFFIX SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07/3/2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Echo Hill Estates Homeowners' Association, Inc.	**New Owner**	
(NAME) **c/o B & T Services, Inc.,885 Conference Drive, Suite 200**	(NAME)	**033060A06900CO 033060A07000CO 033060A07100CO**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **J.D. EATHERLY D/B/A/ EATHERLY PROPERTIES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ECHO HILL ESTATES HOMEOWNERS' ASSOCIATION, INC.** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

All "Common Areas" as defined in the Declaration of Covenants, Conditions and Restrictions of record in Book 7489, Page 988, Supplemented and Amended in Book 7699, Page 949 and Amended again in Book 9083, Page 26 in the Register's Office for Davidson County, Tennessee, and being also designated as "Open Space Common Area" (and any amenities located on said Open Space Common Area) on the Plat of Echo Hill Estates, Section Four (4), of record in Instrument Number 20050127-0010265 of said Register's Office, to which plan reference is made for a complete legal description.

Being part of the same property conveyed to J.D. Eatherly for Eatherly Properties, by Warranty Deed from Echo Hill Joint Venture, a Tennessee Joint Venture of record in Instrument 20030220-0022453, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Echo Hill Joint Venture, a Tennessee Joint Venture, by Deed from Hubert L. Worrell, Jr., of record in Book 7489, Page 978, and corrected in Book 7526, page 767; by Deed from Hubert L. Worrell, Jr., Trustee of the Hubert L. Worrell, Sr., Trust of record in Book 7489, Page 982, and by Deed from L. H. Craig and wife, Dorothy J. Craig of record in Book 7570, Page 706, Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY:

Being the following Parcels:

#033060A06900CO (1.72 ac +/-)
#033060A07000CO (3.38 ac +/-)
#033060A07100CO (1.25 ac +/-)

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **Echo Hill Estates HOA Common Space, Goodlettsville, Tennessee 37072**.

Witness my/our hand(s) this the 3 day of June, 2021

J.D. Eatherly d/b/a/ Eatherly Properties

J.D. Eatherly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J.D. EATHERLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of June, 2021. KK

Notary Public
My Commission Expires: 9/7/2021
(SEAL)

KATHLEEN KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, John Gleaves, do hereby make 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY