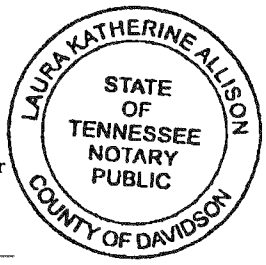
Karen Johnson Davidson County
Batch# 674717 DEEDQC
07/12/2021 09:08:30 AM 17 pgs
Fees: $87.00 Taxes: $0.00
20210712-0093106

STATE OF TENNESSEE
COUNTY OF DAVIDSON



This Instrument Prepared By:
Dickinson Wright PLLC
Frank Borger Gilligan
424 Church Street, Suite 800
Nashville, Tennessee 37219

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this the 9th day of July, 2021.

Notary Public
My Commission Expires: 5/6/2025

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Parcel IDs:
Omni Family Foundation, Inc. 301 S. Perimeter Park Dr. Suite 200 Nashville, TN 37211	Omni Family Foundation, Inc. 301 S. Perimeter Park Dr. Suite 200 Nashville, TN 37211	176 01 0 044.00 149 07 0D 001.00 165 09 0A 038.00 064 13 0A 016.00 086 03 0A 021.00 176 05 0 112.00 053 06 0B 043.00 175 08 0 014.00 151 10 0A 150.00 135 14 0B 047.00 075 04 0 091.00 175 08 0 011.00

RECITALS:

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) cash in hand paid, **Omni Community Services, Inc., a Tennessee Corporation**, hereinafter called the Grantor, does hereby quitclaim and convey unto **Omni Family Foundation, Inc., a Tennessee Corporation**, its successors and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of land in Davidson County, Tennessee, described on the attached Exhibit A which is incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively, with the Land, the "Properties").

The Properties are improved properties located in Davidson County known as:

4424 Lavergne Couchville Pike, Antioch TN 38013
2600 Grovesnor Road, Antioch TN 37013
1840 Lakewood Village Circle, Antioch TN 37013

621 Hardin Shire Drive, Old Hickory 37138
404 Hunters Path Court, Hermitage, TN 37076
4824 Hickory Way, Antioch 37013
2521 Park Green Lane, Old Hickory 37138
4720 Hickory Way, Antioch TN 37013
1109 Hampton Close, Antioch TN 37013
1804 Olive Circle, Nashville TN 37217
501 Frankfort Drive, Hermitage TN 37076
4500 Lavergne Couchville Pike, Antioch TN 37013

Said properties are conveyed subject to such limitations, restrictions and encumbrances as may affect the Properties.

This instrument has been prepared based on information provided by Grantor and Grantee. This instrument may be executed in counterparts which, when taken together, shall be deemed a single original.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[EXECUTION AND NOTARY ACKNOWLEDMENT ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the GRANTOR has executed this instrument as of this 1st day of July, 2021.

GRANTOR:

Omni Community Services, Inc.,
a Tennessee Corporation

James M. Henry

By: JAMES M. HENRY
Its: Authorized Signatory

NOTARY ACKNOWLEDGMENT

(STATE OF TENNESSEE)
(COUNTY OF ~~DAVIDSON~~ ROANE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, JAMES M. HENRY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the Authorized Signatory for OMNI COMMUNITY SERVICES, INC., a Tennessee Corporation, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, at office in ~~Nashville,~~ Kingston (FBG) Tennessee, the 1st day of July, 2021.

Sharon L. Newman
Notary Public
My Commission Expires: 5-14-24

SHARON L. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
ROANE COUNTY

EXHIBIT A
Legal Description

TRACT I: 4424 Lavergne Couchville Pike, Davidson County, Antioch, Tennessee 37013

Land in Davidson County, Tennessee, being Lot No 72 on the Plan of the Final Plat of Hickory Woods Subdivision, Section A, as of record in Plat Book 6900, Page 511, as corrected in Book 7582, Page 167 and in Book 9997, page 844, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for more complete and accurate description of said lot.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 511, as corrected in Book 7582, Page 167 and in Book 9997, page 844, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 9678, Page 187, as amended in Book 9764, Page 44 and Book 11180, Page 802, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Hickory Woods HOA of record in Book 7587, Page 87 and Book 7876, Page 67, in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9678, Page 213, amended in Instrument Number 20001207-0120450, Instrument Number 20010614-0062710 and Instrument Number 20031010-0150800, Register's Office for Davidson, County, Tennessee.

Rules and regulations of record in Instrument Number 20011015-0111957 and Instrument Number 20010614-0062709, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to HOA of record in Book 9768, Page 923, in the Register's Office for Davidson County, Tennessee.

Easement to Tn. Power Company for TVA lines of record in Book 437, Page 24 & 39, in the Register's Office for Davidson County, Tennessee.

Transmission line easement of record in Book 9623, Page 973, in the Register's Office for Davidson County, Tennessee.

Anchor easement of record in Book 10153, Page 990, in the Register's Office for Davidson County, Tennessee.

Sewer line easement of record in Book 6952, Page 830, Book 6954, Page 24, Book 7145, Page 614, Book 7145, page 518, Book 8169, Page 571 and Book 9790, Page 311, in the Register's Office for Davidson County, Tennessee.

Easement for ingress & egress of record in Book 4725, Page 961, in the Register's Office for Davidson County, Tennessee.

Sewer easement of record in Book 4435, Page 20, in the Register's Office for Davidson County, Tennessee.

Deed on conveyance of record in Book 5055, Page 441, in the Register's Office for Davidson County, Tennessee.

Easement to Nashville Gas Company of record in Book 5897, Page 209, Book 5897, Page 224, Book 5909, Page 9115 and Book 6079, Page 356, in the Register's Office for Davidson County, Tennessee.

Agreement for sewer taps of record in Book 5935, Page 707 - 719, Book 6008, Page 756 and Book 6252, Page 270, in the Register's Office for Davidson County, Tennessee.

Water main easement of record in Book 8169, Page 579, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

BEING the same property conveyed to Grantor by deed of record Instrument No. 20150810-0079801, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4424 Lavergne Couchville Pike Antioch TN 37013

TRACT II: 2600 Grovesnor Road, Davidson County, Antioch, Tennessee 37013

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Chelsea Village, Phase 6, Section 2 of record in Plat at Instrument No. 20030829-0125891, in the Register's Office fer Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grantor by Warranty Deed of record in Instrument No. 20150810-0079816 Register's Office for Davidson County, Tennessee, dated July 10, 2015 and recorded on August 10, 2015.

This conveyance is subject to Instruments of record in Instrument Number 20030829-0125891 and Book 7900, Page 119, Book 8127, Page 873 and Book 878, page 913, Book 8082, Page 329; Book 8083, page 386; Book 8842, page 434 and Book 8082, page 348, Book 8813, Page 192, Book 8838, Page 542, Register's Office for Davidson County, Tennessee.

TRACT III: 1840 Lakewood Village Drive, Antioch, Tennessee 37013

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section Two, Lakewood Village of record in Instrument Number 200002150015148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grantor by Warranty deed of record in Instrument No. 20151223-0129311 Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 23, 2015.

This conveyance is subject to:

- All matters shown on the Plan of record as Instrument Number 200002150015148, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10753, Page 41, and amended in Book 11425 Page 410 and Book 11512 Page 714, Register's Office for Davidson County, Tennessee.
- Charter of Lakewood Village HOA of record in Book 11421, Page 342 and corrected in Book 11425 Page 410 (at Page 434), in the Register's Office for Davidson County, Tennessee.
- Subdivision restrictions, building lines and easements of record in 20020321-0034912, in the Register's Office of Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10951, Page 654, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

TRACT IV: 621 Hardin Shire Drive, Davidson County, Old Hickory, Tennessee 37138

BEING Lot No. 16 on the plan of THE VILLAGES AT SOUTHFORK, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 6900, Page 482, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Grantor by Warranty Deed dated November 30, 2009, filed for record on December 3, 2009, Instrument No. 20091203-0110723, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 482, Register's Office of said County.

Storm Water Detention Agreement as shown ofrecord in Book 6566, Page 208, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7174, Page 613 and Book 7536, Page 745, Register's Office for said County.

QuitClaim to Homeowner's Association as shown of record in Book 7470, Page 820, Register's Office for said County.

Subject to Homeowner's Association Dues.

Restrictive Covenants of record in Book 7390, Page 454, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TRACT V: 404 Hunters Path Court, Hermitage, Davidson County, Tennessee 37076

Land in Davidson County, Tennessee, being all of Lot No. 21, on the plan of Summit Run, Phase Two, of record in Plat Book 9700, Page 660, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Grantor by Warranty Deed of record in Instrument 20110325-0023110, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 8250, Page 524, Plat Book 9700, Page 660 said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 10378, Page 251, as amended of record in Book 11499, Page 321, said Register's Office.

Cumberland Utility District Easement of record in Book 7325, Page 994, said Register's Office.

Deed of Conveyance to Metro Government of Nashville of record in Book 10693, Page 703, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condommium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TRACT VI: 4824 Hickory Way, Antioch, Davidson County, Tennessee 37013

LAND IN Davidson County, Tennessee, being Lot No. 77 on the Plan of Hickory Woods, Section B, as of record in Plat Book 6900, page 512, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Subject to declaration of covenants, conditions and restrictions of record in Book 7422, Page 304, Book 7857, page 94, Book 9678, page 187, and By Laws in Book 7932, Page 648, said Register's Office.

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

This being the same property conveyed to Grantor by Warranty Deed of record Instrument No. 20011002-0106645, in the Register's Office for Davidson County, Tennessee, and being designated as Tax Parcel No. 176-5-112, in the Property Assessor's Office for Davidson County, Tennessee.

TRACT VII: 2521 Park Green Lane, Old Hickory, Davidson County, Tennessee 37138

Land in Davidson County, Tennessee, being Lot No. 240, on the Plan of Phase 4-A, Waterford, of record in Book 7900, Page 596, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grantor by warranty deed dated August 20, 2009, recorded August 27, 2009, as Instrument No. 20090827-0080541, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2521 Park Green Lane, Old Hickory, TN 37138

TRACT VIII: 4720 Hickory Way, Antioch, Davidson County, Tennessee 37013

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Hickory Woods, of record in Book 6900, Page 509, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Grantor by Warranty Deed dated December 18, 2013 of record in Instrument No. 20140102-0000252, Register's Office of Davidson County, Tennessee.

SUBJECT TO all matters appearing on plat of record in Book 6900, Page 509, and to any and all other applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 4720 Hickory Way, Antioch, TN 37013.

TRACT IX: 1109 S. Hampton Close, Antioch, Davidson County, Tennessee 37013

Land in Davidson County, Tennessee, being Lot No. 262, on the Plan of Phase 2, Villages of Long Hunter, P.U.D., of record in Instrument No. 20020515-0059732, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grantor dated March 19, 2014 of record as Instrument No. 20140325-0024484, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1109 S. Hampton Close, Antioch, TN 37013

TRACT X: 1804 Olive Circle, Nashville, Davidson County, Tennessee 37217

Land in Davidson County, Tennessee being Lot No. 46 on the Plan of Ransom Place, Section One, Phase Two of record in Book 7900, Page 463, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Grantor by Warranty Deed dated December 11, 2015 and recorded on the December 30, 2015, as Instrument No. 20151230-0130927, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

(a) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RANSOM PLACE, SECTION ONE, PHASE TWO, as recorded in Plat Book 7900, Page(s) 463, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

(b) Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 7867, Page 81, Book 7885, Page 868, Book 7947, Page 436, Book 8070, Page 555, Book 8424, Page 414, Book 8505, Page 235 and Book 8550, Page 764, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

(c) Declaration of Covenants, Conditions and Restrictions recorded in Book 8707, Page 86 and Book 8846, Page 184, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

TRACT XI: 501 Frankfort Drive, Hermitage, Davidson County, Tennessee 37076

Land in Davidson County, Tennessee, being Lot No. 325, Plan of Section Five, Tulip Grove, of record in book 4175, page 71, Register's Office to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grantor by Warranty Deed dated May 12, 2017 and filed for record May 15, 2017 as Instrument No. 20170515-0047731 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Subject to Restrictive Covenants of record in Book 4349, page 112 and book 4367, page 936, Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the plan of record in Plat Book 4175, page 71, Register's Office for Davidson County, Tennessee.

TRACT XII: 4500 Lavergne Couchville Pike, Antioch, Davidson County, Tennessee 37013

LAND IN Davidson County, Tennessee, being Lot No. 2 on the Plan of Hickory Woods, Section One as of record in Plat Book 6900, page 509, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Subject to declaration of covenants, conditions and restrictions of record in Book 9678, Page 187, By Laws in Book 7932, Page 648 and corrected in Book 9616, pages 470 and 577 and Book 9678, page 213, said Register's Office.

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

This being the same property conveyed to Grantor by Warranty Deed dated June 11, 2001 and recorded on October 2, 2001, of record as Instrument No. 20011002-0106637 in the Register's Office for Davidson County, Tennessee, and being designated as Tax Parcel No. 175-8-11, in the Property Assessor's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Rebecca T. Sandfrey, 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, Dawn M. Solis, a notary public for this county and state, Rebecca T. Sandfrey 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: May 5, 2025
Notary's Seal (If on paper)

