(1)

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# 705381 DEEDQC
08/26/2021 11:02:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210826-0115338

Map/Parcel:
Lot 294 164-6-D/294CO
Lot 295 164-6-D/295CO
Lot 296 164-6-D/296CO
Lot 297 164-6-D/297CO
Lot 298 164-6-D/298CO
Lot 299 164-6-D/299CO

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:

298

Being all of Unit Nos. 294, 295, 296, 297, & 299 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; and amended of record in Instrument No. 20210412-0047996, 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, Instrument Number 20210329-0041050, and in Instrument No. 201210412-0047996; 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 12th day of August, 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 12th day of August, 2021.



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

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 12th day of August, 2021

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

