Karen Johnson Davidson County
Batch# 729885 DEEDQC
10/04/2021 02:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211004-0133262

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Hermitage, LLC 4117 Hillsboro Pike, Suite 103-975, Nashville, TN 37215	Same	See Exhibit A

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **HERMITAGE VILLA PARTNERSHIP,** a Tennessee general partnership (the "Grantor") hereby quitclaims and conveys to **HERMITAGE, LLC**, a Tennessee limited liability company and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as 75 units in the Hermitage Villa Condominiums, Hermitage, Tennessee.

Dated as of this 29 day of September, 2021.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date set forth above.

HERMITAGE VILLA PARTNERSHIP,
a Tennessee general partnership

By: Hermitage, LLC, a Tennessee limited liability company

By: Adam Klenk
Name: Adam Klenk
Title: Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Adam Klenk, the Manager of Hermitage, LLC, a Tennessee limited liability company, the sole partner of Hermitage Villa Partnership, a Tennessee general partnership with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Manager of Hermitage, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 29 day of September, 2021.

Notary Public

My Commission Expires:
8/1/22

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 29 day of September, 2021.

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/1/22

Exhibit A

Land in Davidson County, Tennessee, being Units, Lots, and Phases as shown on Schedule "A-4" of Hermitage Villa Condominiums of record in Book 6623, Page 595, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said units, together with an undivided interest in common elements and the rights and obligations of the Declarant and the Unit Owners for Hermitage Villa Condominiums appurtenant to said units as defined in the said Master Deed and By Laws for Hermitage Villa Condominiums.

1. Unit B of Lot 1, Phase 1	075-06-0A-002.00CO
2. Unit B of Lot 4, Phase 1	075-06-0A-008.00CO
3. Unit B of Lot 5, Phase 5	075-06-0A-010.00CO
4. Unit B of Lot 6, Phase 5	075-06-0A-012.00CO
5. Unit B of Lot 7, Phase 5	075-06-0A-014.00CO
6. Unit B of Lot 8, Phase 5	075-06-0A-016.00CO
7. Unit B of Lot 9, Phase 5	075-06-0A-018.00CO
8. Unit B of Lot 10, Phase 5	075-06-0A-020.00CO
9. Unit B of Lot 11, Phase 5	075-06-0A-022.00CO
10. Unit B of Lot 12, Phase 5	075-06-0A-024.00CO
11. Unit B of Lot 13, Phase 5	075-06-0A-026.00CO
12. Unit B of Lot 14, Phase 5	075-06-0A-028.00CO
13. Unit B of Lot 15, Phase 5	075-06-0A-030.00CO
14. Unit B of Lot 16, Phase 5	075-06-0A-032.00CO
15. Unit B of Lot 17, Phase 5	075-06-0A-034.00CO
16. Unit B of Lot 18, Phase 5	075-06-0A-036.00CO
17. Unit B of Lot 19, Phase 5	075-06-0A-038.00CO
18. Unit B of Lot 20, Phase 5	075-06-0A-040.00CO
19. Unit B of Lot 21, Phase 5	075-06-0A-042.00CO
20. Unit B of Lot 22, Phase 5	075-06-0A-044.00CO
21. Unit B of Lot 23, Phase 5	075-06-0A-046.00CO
22. Unit B of Lot 24, Phase 5	075-06-0A-048.00CO
23. Unit B of Lot 25, Phase 2	075-06-0A-050.00CO
24. Unit B of Lot 38, Phase 4	075-06-0A-076.00CO
25. Unit B of Lot 42, Phase 3	075-06-0A-084.00CO
26. Unit B of Lot 43, Phase 3	075-06-0A-086.00CO
27. Unit B of Lot 44, Phase 3	075-06-0A-088.00CO
28. Unit B of Lot 45, Phase 3	075-06-0A-090.00CO
29. Unit B of Lot 31, Phase 4	075-06-0A-062.00CO
30. Unit B of Lot 32, Phase 4	075-06-0A-064.00CO
31. Unit B of Lot 39, Phase 4	075-06-0A-078.00CO
32. Unit B of Lot 40, Phase 3	075-06-0A-080.00CO
33. Unit B of Lot 41, Phase 3	075-06-0A-082.00CO
34. Unit B of Lot 35, Phase 4	075-06-0A-070.00CO
35. Unit A of Lot 1, Phase 1	075-06-0A-001.00CO
36. Unit A of Lot 4, Phase 1	075-06-0A-007.00CO
37. Unit A of Lot 5, Phase 5	075-06-0A-009.00CO
38. Unit A of Lot 6, Phase 5	075-06-0A-011.00CO
39. Unit A of Lot 7, Phase 5	075-06-0A-013.00CO
40. Unit A of Lot 8, Phase 5	075-06-0A-015.00CO
41. Unit A of Lot 9, Phase 5	075-06-0A-017.00CO
42. Unit A of Lot 10, Phase 5	075-06-0A-019.00CO

43. Unit A of Lot 11, Phase 5	075-06-0A-021.00CO
44. Unit A of Lot 12, Phase 5	075-06-0A-023.00CO
45. Unit A of Lot 13, Phase 5	075-06-0A-025.00CO
46. Unit A of Lot 14, Phase 5	075-06-0A-027.00CO
47. Unit A of Lot 15, Phase 5	075-06-0A-029.00CO
48. Unit A of Lot 16, Phase 5	075-06-0A-031.00CO
49. Unit A of Lot 17, Phase 5	075-06-0A-033.00CO
50. Unit A of Lot 18, Phase 5	075-06-0A-035.00CO
51. Unit A of Lot 19, Phase 5	075-06-0A-037.00CO
52. Unit A of Lot 20, Phase 5	075-06-0A-039.00CO
53. Unit A of Lot 21, Phase 5	075-06-0A-041.00CO
54. Unit A of Lot 22, Phase 5	075-06-0A-043.00CO
55. Unit A of Lot 23, Phase 5	075-06-0A-045.00CO
56. Unit A of Lot 24, Phase 5	075-06-0A-047.00CO
57. Unit A of Lot 25, Phase 2	075-06-0A-049.00CO
58. Unit B of Lot 28, Phase 4	075-06-0A-056.00CO
59. Unit A of Lot 37, Phase 4	075-06-0A-073.00CO
60. Unit A of Lot 38, Phase 4	075-06-0A-075.00CO
61. Unit A of Lot 42, Phase 3	075-06-0A-083.00CO
62. Unit A of Lot 43, Phase 3	075-06-0A-085.00CO
63. Unit A of Lot 44, Phase 3	075-06-0A-087.00CO
64. Unit A of Lot 45, Phase 3	075-06-0A-089.00CO
65. Unit B of Lot 342, Phase 2	075-06-0A-092.00CO
66. Unit A of Lot 343, Phase 2	075-06-0A-093.00CO
67. Unit A of Lot 2, Phase 1	075-06-0A-003.00CO
68. Unit A of Lot 35, Phase 4	075-06-0A-069.00CO
69. Unit A of Lot 34, Phase 4	075-06-0A-067.00CO
70. Unit A of Lot 32, Phase 4	075-06-0A-063.00CO
71. Unit B of Lot 33, Phase 4	075-06-0A-066.00CO
72. Unit B of Lot 34, Phase 4	075-06-0A-068.00CO
73. Unit A of Lot 39, Phase 4	075-06-0A-077.00CO
74. Unit A of Lot 40, Phase 3	075-06-0A-079.00CO
75. Unit A of Lot 41, Phase 3	075-06-0A-081.00CO

BEING THE SAME property conveyed to Hermitage Villa Partnership, a Tennessee general partnership by deeds of record in Instrument No. 20110325-0022971 and 20110325-0022972, in the Register's Office for Davidson County, Tennessee. See also Affidavit of Scrivener's Error of record in Instrument No. 20130426-001575, in said register's office.

31460761.2

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/29/2021 (date of document).

Affiant Signature

Date 7/1/2021

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY