QUITCLAIM DEED	Karen Johnson Davidson County Batch# 738838 DEEDQC 10/18/2021 03:00:30 PM 7 pgs Fees: $37.00 Taxes: $0.00 20211018-0139791	
Address New Owner :	**Tax Bill To:**	**Map / Parcel**
Auvergne DAntignac 525 Royal Parkway #293296 Nashville, TN 37229	New Owner	P/O Parcel 098130E90000CO
This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. This instrument is being prepared from information furnished by the parties without benefit of a title examination.		

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **SNY of Tennessee, LLC, a Tennessee limited liability company** (The "Grantor"), does hereby quitclaim to **Auvergne Dantignac, married** (The "Grantee"), and his heirs and assigns all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for an accurate and complete description of the property being conveyed to Grantee which is incorporated herein by this reference.

Being part of the same property conveyed to SNY of Tennessee, LLC from the Mettle Group, LLC of Record by Warranty Deed of record in Instrument No. 20190215-0014367, said Register's Office for Davidson's County, Tennessee.

This is real property described as the 20-foot landscape buffer adjacent to Lot 29 and being part of open space "A" as shown in the Final Plat of the Park at Wiltshire of record in Instrument 20201124-0137712, Register's Office for Davidson County, Tennessee. This conveyance is being made to benefit the Grantee's adjacent real property located at 5587 S. New Hope Rd. , Hermitage, TN 37076 by providing for the Grantee's ownership, possession and use of the landscape buffer created for the sole protection and benefit of Grantee's adjacent real property which is identified on the maps of the Property Assessor for Davidson County, Tennessee as parcel number 09800016700.

For the benefit of each property owner, the Grantee and his heirs, assigns, and all future owners of the above-captioned real property shall have the perpetual obligation to maintain and landscape the above-described real property in compliance with all applicable Metro codes and ordinances and such obligation shall run with the land, in perpetuity.

Witness my hand this 6th day of October, 2021.

SNY of Tennessee, LLC

By: Rick Blackburn

Rick Blackburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rick Blackburn of the state and county mentioned, personally appeared , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be member of SNY of Tennessee, LLC, a Tennessee limited liability company and as such member acknowledged that he is authorized to execute the foregoing instrument on behalf of SNY of Tennessee, LLC the within named bargainor, a limited liability company , and that he as such member , executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as member .

Witness my hand and seal, at office in Mt Juliet this 6 day of October, 2021.

Shelley Harper

Notary Public

My Commission Expires: June 25, 2024

SHELLEY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SNY of Tennessee, LLC

Gary Wisniewski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Gary Wisniewski of the state and county mentioned, personally appeared , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be member of SNY of Tennessee, LLC, a Tennessee limited liability company and as such member acknowledged that he is authorized to execute the foregoing instrument on behalf of SNY of Tennessee, LLC the within named bargainor, a limited liability company , and that he as such member, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as member.

Witness my hand and seal, at office in Mt Juliet this 6 day of October, 2021.

Shelley Harper
Notary Public

My Commission Expires: June 25, 2024

SHELLEY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(
(Subscribed and sworn to before me
(this 6th day of October, 2021.
(
(
(
(My Commission Expires:
(

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

EXHIBIT A

SURVEYOR'S DESCRIPTION

THE SNY OF TENNESSEE, LLC PROPERTY

WILTSHIRE PARK PLACE

DAVIDSON COUNTY PARCEL ID: 098130E90000CO

HERMITAGE, DAVIDSON COUNTY, TENNESSEE

BEING A 20' WIDE STRIP OF LAND SITUATED IN HERMITAGE, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF DAVIDSON COUNTY PARCEL NO. 098130E90000CO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) IN THE NORTHERLY RIGHT-OF-WAY LINE OF WILTSHIRE PARK PLACE AT THE SOUTHEAST CORNER OF THE AUVERGNE DANTIGNAC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210330-0041431, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN), SAID IRON ROD (FOUND) BEING THE SOUTHWEST CORNER OF THE SNY OF TENNESSEE, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190215-0014367, (R.O.D.C., TN), FURTHER IDENTIFIED AS BEING THE SOUTHWEST CORNER OF "OPEN SPACE A" PER THE PARK AT WILTSHIRE SP PLAN AS OF RECORD IN INSTRUMENT NO. 20201124-0137712, (R.O.D.C., TN), AND SAID IRON ROD (FOUND) ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EASTERLY LINE OF THE AUVERGNE DANTIGNAC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210330-0041431, (R.O.D.C., TN), N15°28'31"E, 185.75' TO AN IRON ROD (FOUND) IN THE SOUTHERLY LINE OF THE RODNEY L. LYONHURST AND SANDY M. LYONHURST PROPERTY AS OF RECORD IN DEED BOOK 11607, PAGE 662, (R.O.D.C., TN) AT THE NORTHEAST CORNER OF THE AUVERGNE DANTIGNAC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210330-0041431, (R.O.D.C., TN), SAID IRON ROD (FOUND) BEING THE NORTHWEST CORNER OF THE SNY OF TENNESSEE, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190215-0014367, (R.O.D.C., TN), FURTHER IDENTIFIED AS BEING THE NORTHWEST CORNER OF "OPEN SPACE A" PER THE PARK AT WILTSHIRE SP PLAN AS OF RECORD IN INSTRUMENT NO. 20201124-0137712, (R.O.D.C., TN), AND SAID IRON ROD (FOUND) ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERLY LINE OF THE RODNEY L. LYONHURST AND SANDY M. LYONHURST PROPERTY AS OF RECORD IN DEED BOOK 11607, PAGE 662, (R.O.D.C., TN), S80°40'22"E, 20.12' TO A POINT AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH A NEW LINE SEVERING THE SNY OF TENNESSEE, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190215-0014367, (R.O.D.C., TN), FURTHER IDENTIFIED AS "OPEN SPACE A" PER THE PARK AT WILTSHIRE SP PLAN AS OF RECORD IN INSTRUMENT NO. 20201124-0137712, (R.O.D.C., TN), S15°28'31"W, 66.54' TO THE NORTHWEST CORNER OF THE O.I.C. HOMES AT PARK AT WILTSHIRE – LOT 29 PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210323-0038102, (R.O.D.C., TN);

THENCE, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WILTSHIRE PARK PLACE, THE FOLLOWING TWO (2) COURSES:

THENCE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00', AN ARC LENGTH OF 9.89', A CHORD BEARING OF N69°51'33"W, AND A CHORD LENGTH OF 9.89' TO A POINT;

THENCE N68°43'35"W, 10.20' TO THE POINT OF BEGINNING.

CONTAINING 3,756 SQUARE FEET OR 0.086 ACRES, MORE OR LESS.

Prepared By: H & H Land Surveying, Inc.
612A Fitzhugh Boulevard, Smyrna, Tennessee 37167 handhland@bellsouth.net
Office: (615) 831-0756

File: 2018-0524_PROPERTY_DESCRIPTION_20-FT-STRIP_DANT_080321.doc

CERTIFICATE OF AUTHENTICITY

I, ROBERT J. NOTESTINE III, 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 October 6, 2021.

Affiant Signature
Name: Robert J. Notestine III

State of TENNESSEE}

County of DAVIDSON}

Sworn and subscribed before me on 10/06/, 2021.

Notary Public

My Commission Expires: 