Karen Johnson Davidson County
Batch# 761379 DEEDQC
11/29/2021 08:37:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211129-0156708

This instrument prepared by:
Alvin L. Harris
3923 Skyline Drive
Nashville, Tennessee 37215

# QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To: | Map/Parcel Nos. |
|---|---|---|
| Magnolia Farms Homeowners Association, Inc.<br>c/o Ghertner & Company<br>50 Vantage Way, Suite 100<br>Nashville, TN 37228 | Same | Common Area<br>Phase 1 Section 1 |

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, Beazer Homes, LLC, a Delaware limited liability company, successor by conversion to Beazer Hòmes Corp., a Tennessee corporation (hereinafter referred to as "Grantor"), does hereby quitclaim, transfer and convey unto Magnolia Farms Homeowners Association, Inc., a Tennessee non-profit corporation (hereinafter referred to as "Grantee"), and to the said Grantee's heirs, successors, and assigns, all of Grantor's right, title and interest in certain real estate in the County of Davidson, State of Tennessee, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN TESTIMONY WHEREOF, I have hereunto set my hand, this 10 day of November, 2021.

BEAZER HOMES, LLC

By: _____
Matt Williams, Nashville Vice President of Land Development

STATE OF TENNESSEE )
COUNTY OF Wilson )

Personally appeared before me, the undersigned, a Notary Public, Matt Williams, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Nashville Vice President of Land Development of Beazer Homes, LLC, a Delaware limited liability company, successor by conversion to Beazer Homes Corp., a Tennessee corporation, and is authorized to execute this instrument on behalf of Beazer Homes LLC as its Nashville Vice President of Land Development.

WITNESS my hand, at office this 10th day of November, 2021.

Cherie Williams
Notary Public

My Commission Expires: 10.5.22

CHERIE L WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

The actual consideration for this transfer of property is One Dollar ($1.00) and no other monetary consideration.

_____
AFFIANT

Sworn to and subscribed before me
this 10th day of November, 2021.

Melissa Miller
Notary Public

My commission expires: 3-4-2025

MELISSA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-4-2025

## EXHIBIT A

Being all common area, open space and similarly designated property depicted on the plat of Magnolia Farms Phase 1 Section 1 recorded as Instrument Number 20181001-0097309 in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Beazer Homes, LLC by deeds recorded as Instrument Numbers 20170717-0071485 and 20170717-0071487 in the Register's Office for Davidson County, Tennessee.