(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# 782725 **DEEDQC**
01/03/2022 10:31:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220103-0000288

Map/Parcel:

Unit 276 164-6-D/276CO	**Unit 315 164-6-D/315CO**
Unit 277 164-6-D/277CO	**Unit 316 164-6-D/316CO**
Unit 278 164-6-D/278CO	**Unit 317 164-6-D/317CO**
Unit 279 164-6-D/279CO	**Unit 318 164-6-D/318CO**
Unit 280 164-6-D/280CO	**Unit 319 164-6-D/319CO**
Unit 281 164-6-D/281CO	**Unit 320 164-6-D/320CO**
Unit 312 164-6-D/312CO	**Unit 321 164-6-D/321CO**
Unit 313 164-6-D/313CO	**Unit 322 164-6-D/322CO**
Unit 314 164-6-D/314CO	**Unit 323 164-6-D/323CO**

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:

Being all of Unit Nos. 276, 277, 278, 279, 280, 281, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, & 323, 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. *Instrument No. 20210412-0047996

IN WITNESS WHEREOF, the undersigned has executed this instrument this 28th day of December, 2021.

Bradburn Village Phase 4 Partnership,
a Tennessee General Partnership

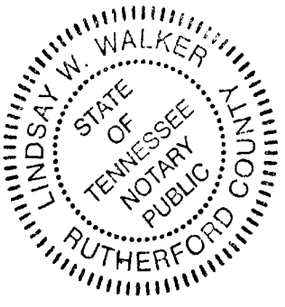
By: _____
John D. Floyd, Partner

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 28th day of December, 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 28th day of December, 2021

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

