Karen Johnson Davidson County
Batch# 811423 DEEDQC
02/25/2022 11:24:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220225-0021684

PREPARED BY:
PHILLIP DODD
E. EVAN COPE, PLLC
119 EAST MAIN STREET
MURFREESBORO, TENNESSEE 37130
(615) 617-3490

Name and Address of New Owner:
Arbor Crest Homeowners Association, Inc.
C/O Property Solutions of Middle TN, LLC
2146 N Thompson Lane, Ste. B
Murfreesboro, TN 37129

Send Tax Bills To:
New Owner

MAP/GROUP/PARCEL
137-04-0B-067.00-CO
137-04-0B-068.00-CO
137-04-0B-069.00-CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, KDS INVESTMENTS GENERAL PARTNERSHIP, does hereby transfer, convey and quitclaim unto ARBOR CREST HOMEOWNERS ASSOCIATION, INC., its heirs and assigns, forever, all of its right, title, claim and interest in and to the following described real property situated in Davidson County, Tennessee, to-wit:

The Common Areas known as Parcel Numbers 137-04-0B-067.00-CO (Landscape Buffer "C"), 137-04-0B-068.00-CO (Open Space and Public Utility and Drainage Easement), and 137-04-0B-069.00-CO (Open Space and Public Utility and Drainage Easement), as shown on the Final Plat on Arbor Crest Subdivision, of record Instrument Number 20071129-

0138522, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to KDS Investments General Partnership, a Tennessee general partnership, from the Federal Deposit Insurance Corporation, as receiver for Community South Bank, Parsons, TN, by Special Warranty Deed of record Instrument Number 20140410-0030083, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

WITNESS MY HAND this the 3rd day of Feb, ~~2021.~~ 2022.

KDS INVESTMENTS GENERAL PARTNERSHIP

By: [signature]
Steven R. Griffith, Trustee of the Steven R. Griffith Irrevocable Trust dated 12-9-2016,

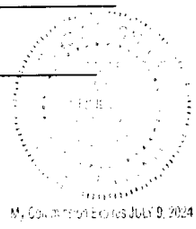
Its: General Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Steven R. Griffith, Trustee of the "Steven R. Griffith Irrevocable Trust, dated December 9, 2016,"** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a General Partner of KDS Investments General Partnership, a Tennessee general partnership, the within named bargainor, and as such authorized General Partner, being given the authority to so do, executed the within instrument on behalf of KDS investments General Partnership by signing its name as such authorized General Partner as said bargainor's free act and deed.

Witness my hand and official seal at office this 31st day of February 2022.

Notary Public
My Commission Expires: _____



STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, **Affiant**
Subscribed and sworn before me this the
25 **Day of** February, 20 22.
Brandi Lewis, **Deputy Register**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

_____
AFFIANT

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

My commission expires: _____

_____
NOTARY PUBLIC