This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, TN 37203
Attn: William W. Burton, Esq.

Karen Johnson Davidson County
Batch# 924900 DEEDQC
10/04/2022 08:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221004-0109202

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
705 Croley LLC 212 Overlook Circle, Suite 207 Brentwood, TN 37027-5396	705 Croley LLC 212 Overlook Circle, Suite 207 Brentwood, TN 37027-5396	090-08-0-151.00

FOR AND IN CONSIDERATION of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RICHLAND SOUTH, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day does by these presents convey and forever **QUITCLAIM** to **705 CROLEY LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2022 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 3rd day of October, 2022.

GRANTOR:

RICHLAND SOUTH, LLC, a Tennessee limited liability company

By: _____
Hassan Mousavi, Manager

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hassan Mousavi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of RICHLAND SOUTH, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of October, 2022.

_____
NOTARY PUBLIC

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 25, 2024

My Commission Expires:
3.25.24

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 3rd day of October, 2022.

_____
Affiant

_____
Notary Public

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 25, 2024

My Commission Expires: 3.25.24

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Unit No. A and B on the plan of 705 Croley Drive Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 705 Croley Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220912-0101653, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to RICHLAND SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MALCOLM V. DICKSON, JR. AND WIFE, CINDY J. DICKSON, of record in Instrument No. 20220801-0087444, dated July 28, 2022, said Register's Office.

Address of Property: 705 Croley Drive, Nashville, Tennessee

Tax Parcel Id: 090-08-0-151.00

TRUE COPY CERTIFICATION

I, Carole M. Maxson, 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 3, 2022** (date of document).

Carole M. Maxson

10/3/22
Date

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On 10/3/22, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 11-5-24

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024