Karen Johnson Davidson County
Batch# 943382 DEEDQC
11/21/2022 02:09:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221121-0123347

QUITCLAIM DEED

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07 2024

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18TH DAY OF NOVEMBER, 2022.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL NOS.#
Burkitt Village Homeowners Association, Inc. c/o Paragon Management Group 845 Bell Road, Suite 210 P.O. Box 508 Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	187090A90000CO 187090A90100CO 187090A90200CO 187090A90300CO 187090A90400CO 187090A90700CO 187090A90800CO 187050A90900CO 187050A91000CO 187050A91100CO 187090A91500CO 187090A91600CO 187090A91800CO 187090A91900CO 187090A92000CO 187090A92100CO 187090A92200CO 187090A92300CO 187090A92400CO 187090A92500CO 187090A92600CO 187050B90000CO 187050B90100CO 187050B90200CO

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Regent Homes, LLC, a Tennessee Limited Liability Company **(hereinafter referred to as "Grantor")**, by these presents, quitclaims, grants and convey unto Burkitt Village Homeowners Association, Inc., a Tennessee non-profit corporation **(hereinafter referred to as "Grantee")**, its successors and/or assigns, all its right, title and interest in and to the following tracts of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor have caused its name to be signed hereto by its duly authorized officer on this the 18th day of November, 2022.

Regent Homes, LLC, a Tennessee Limited Liability Company

By:_____
David C. McGowan, Jr., Chief Manager

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Regent Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on November 18, 2022.

NOTARY PUBLIC

My Commission Expires: 5/7/2024

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07 2024

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07 2024

EXHIBIT "A"
Legal Descriptions

Tract 1 (Map/Parcel No. 187090A90000CO & 187090A90100CO)

Any and all "Open Space" or "Common Area", as shown on the plan of Burkitt Village, Phase One, Section One, of record as Instrument No. 20130719-0075067, Register's Office for said Davidson County, Tennessee as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20130805-0081861, in said Register's Office.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Deed from Y &H G.P., a Tennessee General Partnership (Y&H, G.P., a Tennessee General Partnership; Y&H, a Tennessee General Partnership; and, Y &H Tennessee Partnership, a Tennessee General Partnership, being one and the same general partnership) of record as Instrument No. 20140409-0029624, in the Register's Office for Davidson County, Tennessee.

Tract 2 (Map/Parcel No. 187090A90200CO & 187090A90300CO & 187090A90400CO)

Any and all "Open Space" or "Common Area", as shown on the plan of Burkitt Village, Phase One, Section Two, of record as Instrument No. 20141002-0090861, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Deed from Y & H, G.P., a Tennessee Partnership (aka Y & H Tennessee Partnership), of record as Instrument No. 20140411-0030737, Register's Office for Davidson County, Tennessee.

Tract 3 (Map/Parcel No. 187090A90700CO & 187090A90800CO & 187050A90900CO)

Any and all "Open Space" or "Common Area", as shown on the plan of Burkitt Village, Phase Five, Section Two, of record as Instrument No. 20160608-0057962, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Special Warranty Deed from Y&H, G.P., a Tennessee partnership (aka Y&H Tennessee partnership, dated May 27, 2015, filed for record on May 28, 2015, of record in Instrument No. 20150528-0049353, Register's Office for Davidson County, Tennessee.

Tract 4 (Map/Parcel No. 187090A91000CO & 187090A91100CO)

Any and all "Open Space" or "Common Area", as shown on the plan of Burkitt Village, Phase Nine, Section One, of record as Instrument No. 20160609-0058547, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Special Warranty Deed from Y&H, G.P., a Tennessee partnership (aka Y&H Tennessee partnership, dated May 27, 2015, filed for record on May 28, 2015, of record in Instrument No. 20150528-0049353, Register's Office for Davidson County, Tennessee.

Tract 5 (Map/Parcel No. 187090A91500CO & 187090A91600CO)

Any and all "Open Space" or "Common Area", as shown on the plan of Burkitt Village, Phase 3, of record as Instrument No. 20170510-0046571, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Deed from Y & H, G.P., a Tennessee Partnership (aka Y & H Tennessee Partnership), of record in Instrument No. 20160127-0007989, Register's Office for Davidson County, Tennessee.

Tract 6 (Map/Parcel No. 187090A91800CO & 187090A91900CO & 187090A92000CO)

Any and all "Open Space" or "Common Area", as shown on the Plan of Phase Nine, Section Two, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20180208-0012957, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Special Warranty deed from Y & H, G.P., a Tennessee Partnership (aka Y & H Tennessee Partnership) of record in Instrument No. 20170105-0001409, Register's Office for Davidson County, Tennessee.

Tract 7 (Map/Parcel Nos. 187090A92100CO & 187090A92200CO & 187090A92300CO)

Any and all "Open Space" or "Common Area", as shown on the Plan of Phase Four, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20180604-0053014, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Special Warranty deed from Y & H, G.P., a Tennessee Partnership (aka Y & H Tennessee Partnership) of record in Instrument No. 20170105-0001405 Register's Office for Davidson County, Tennessee.

Tract 8 (Map/Parcel Nos. 187090A92400CO & 187090A92500CO & 187090A92600CO)

Any and all "Open Space" or "Common Area", as shown on the Plan of Phase Two, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20200910-0103205, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Special Warranty deed from Y & H, G.P., a Tennessee General Partnership (aka Y & H Tennessee Partnership) and Rachel Yazdian Spielman (formerly known as Amy Yazdian) and Amy Yazdian Pearl of record in Instrument No. 20190322-0026350, Register's Office for Davidson County, Tennessee.

Tract 9 (Map/Parcel Nos. 187050B90000CO & 187050B90100CO & 187050B90200CO)

Any and all "Open Space" or "Common Area", as shown on the Plan of Revision One, Gene Smith Property, SP Subdivision of record in Plat at Instrument No. 20170731-0077366, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Deed from Y & H, G.P., a Tennessee General Partnership (aka Y & H Tennessee Partnership), of record in Instrument No. 20160127-0007989, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 November 18, 2022 (date of document).

Affiant Signature

November 18, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1/8/2024

NOTARY'S SEAL

