Karen Johnson Davidson County
Batch# 943383 DEEDQC
11/21/2022 02:10:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221121-0123348

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
My commission expires: 5/7/2024

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 Springs 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	187050A90000CO 187050A90500CO 187050A90100CO 187050A90200CO 187050A90300CO 187050A90400CO 187050A90600CO 187050A90700CO 187050A90800CO 187050A90900CO 187050A91000CO 187050A91200CO 187050A91500CO 187050A91600CO 187050A91700CO 187050A91800CO 187050A91100CO 187050A91300CO 187050A91400CO

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, McGowan Investments, Inc., a Tennessee corporation and Regent Homes, LLC, a Tennessee Limited Liability Company **(hereinafter collectively referred to as "Grantors")**, by these presents, quitclaim, grant and convey unto Burkitt Springs Homeowners Association, Inc., a Tennessee non-profit corporation **(hereinafter referred to as "Grantee")**, its successors and/or assigns, all their 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 Grantors have caused their names to be signed hereto by their duly authorized officers on this the 18th day of November, 2022.

GRANTORS:

McGowan Investments, Inc., a Tennessee corporation

By:_____
David C. McGowan, Jr., President

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 President of McGowan Investments, Inc., a Tennessee corporation, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained.

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

_____
NOTARY PUBLIC

My Commission Expires: _____

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

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: _____

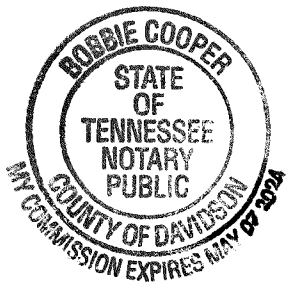


EXHIBIT "A"
Legal Descriptions

Tract I:

(Map/Parcel Nos. 187050A90000CO & 187050A90500CO)

Any and all "Open Space" or "Common Area", as shown on the plan of Burkitt Springs, Phase 1, of record as Instrument No. 20140115-0004012, 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 McGowan Investments, Inc., a Tennessee corporation, of record as Instrument No. 20130715-0073072, in the Register's Office for Davidson County, Tennessee.

Tract II:

(Map/Parcel Nos. 187050A90100CO & 187050A90200CO & 187050A90300CO & 187050A90400CO & 187050A906000CO & 187050A90700CO & 187050A90800CO & 187050A90900CO & 187050A91000CO)

Any and all "Open Space" or "Common Area", as shown on the plan of Burkitt Springs, Phase 2, of record as Instrument No. 20150205-0011089, 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 McGowan Investments, Inc., a Tennessee Corporation, of record in Instrument No. 20130715-0073072, Register's Office for Davidson County, Tennessee.

Tract III:

(Map/Parcel Nos. 187050A91200CO & 187050A91500CO & 187050A91600CO & 187050A91700CO & 187050A91800CO)

Any and all "Open Space" or "Common Area", as shown on the plan of Burkitt Springs, Phase 3, of record as Instrument No. 20170113-0004177, 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 McGowan Investments, Inc., a Tennessee Corporation by Deed from Turner Farms, LLC, a Tennessee limited liability company, of record in Instrument No. 20121231-0120692, Register's Office for Davidson County, Tennessee.

And

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Deed from McGowan Investments, Inc., a Tennessee Corporation, of record in Instrument No. 20150527-0048679, Register's Office for Davidson County, Tennessee.

Tract IV:

(Map/Parcel Nos. 187050A91100CO)

Any and all "Open Space" or "Common Area", as shown on the plan of Burkitt Springs, , Phase 4A, of record as Instrument No. 20151203-0121974, 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 McGowan Investments, Inc., a Tennessee Corporation, of record in Instrument No. 20160119-0005182, Register's Office for Davidson County, Tennessee.

Tract V:

(Map/Parcel Nos. 187050A91300CO & 187050A91400CO)

Any and all "Open Space" or "Common Area", as shown on the plan of Burkitt Springs, , Phase 4B, of record as Instrument No. 20160802-0079556, 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 McGowan Investments, Inc., a Tennessee Corporation, of record in Instrument No. 20160218-0015564, 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

