Karen Johnson Davidson County
Batch# 956867 DEEDQC
12/30/2022 01:05:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221230-0133994

PREPARED BY:
HUDSON, REED & CHRISTIANSEN, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

Name and Address of New Owner:

Rivendell Woods Homeowners' Association, Inc.
c/o Ghertner & Co.
50 Vantage Way, Ste 100
Nashville, TN 37228

Send Tax Bills To:

Same
Tax Map/Parcel
174 010A07600CO
174010A07700CO
174010A12000CO
174010A07500CO
174010A05700CO
174010A12100CO
174010A90100CO
174010A90200CO
174010A90300CO
174010A90400CO
17304018500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, RIVENDELL, LLC ("Grantor(s)"), does hereby quitclaim and convey unto RIVENDELL WOODS HOMEOWNERS' ASOCIATION, INC., ("Grantee(s)"), its successors and assigns, forever, all of its right, title, claim and interest in and to the following described real estate situated in the Davidson County, Tennessee, to-wit:

> Being all of the Water Quality & Detention Pond and Open Area & Drainage Easements as shown on plat of First Amendment Rivendell Woods Phase One- Section One of record as Instrument No. 20070329-0037618, Register's Office for Davidson County, Tennessee.

AND being all of the Open Space and Open Area & Public Drainage Easement as shown on Final Plat Rivendell Woods Phase One-Section Two of record as Instrument No. 20080829-0088935, said Register's Office.

AND being all of the Open Space as shown on Final Plat Rivendell Woods Phase One- Section Three of record as Instrument No. 20080220-0016770, said Register's Office.

AND being all of the Open Space as shown on Final Plat First Revision Rivendell Woods Phase One- Section Four of record as Instrument No. 20140702-0058419, said Register's Office.

AND being all of the Open Space as shown on Final Plat Rivendell Woods Phase 4 of record as Instrument No. 20150724-0072969, said Register's Office.

AND being all of the Open Spaces as shown on Final Plat Rivendell Woods Phase 5 of record as Instrument No. 20170523-0051055, said Register's Office.

Being portions of the same property conveyed to Rivendell, LLC by deeds of record as Instrument No. 20060717-0085867 and Instrument No. 20170427-0041451, Register's Office for Davidson County, Tennessee.

WITNESS MY HAND on this the 28 day of December, 2022.

(signatures appear on the following page)

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 30 Day of December, 2022.

P. Altrone, Deputy Register

RIVENDELL, LLC

By: _____

Title: Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, John D. Floyd, 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 Member of RIVENDELL, LLC, the within named grantor, and he as such Member, being authorized so to do, executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained by signing the name of the limited liability company as himself as such Member.

WITNESS MY HAND and official seal at my office on this the 28 day of December, 2022.

Kim B. Lockhart
Notary Public

KIM B. LOCKHART
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

My commission expires: 2-24-26