This instrument prepared by:
Jackson M. Welch, Jr., Esq.
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 965436 DEEDQC
01/30/2023 08:34:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230130-0006621

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn before me on this 26 day of January, 2023.

Notary Public
My Commission expires: 11/1/26

PAULA M SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 1, 2026

Address of New Owner:
Cambridge Forest II Homeowners Association, Inc.
278 Franklin Rd., Ste. 140
Brentwood, TN 37027-5224 USA

Send Tax Bills To:
Same as New Owner

Map-Parcel:
149150A90000CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made.

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Danco Property Investments, LLC** ("Grantor") does hereby grant, transfer, release, remise and forever quitclaim unto **Cambridge Forest II Homeowners Association, Inc.**, a Tennessee nonprofit corporation ("Grantees"), its successors, and assigns, forever, all of Grantor's right, title, and interest in and to a certain tract of land situated in Davidson County, Tennessee, with said tract of land being more particularly described as follows:

> Being that certain tract or parcel of land identified as Open Space/P.U.D.E. on the plat of Phase VII, Cambridge Forest, which is of record in Instrument No. 20190325-0026968, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Danco Property Investments, LLC, by Warranty Deed from Double M Partners, LLC of record in Book 11680, Page 863, 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 acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 26 day of January, 2023.

GRANTOR:

Danco Property Investments, LLC
A Tennessee limited liability company

By: Austin Daniel
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for this county and state, personally appeared **Austin Daniel**, 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 Managing Member of Danco Property Investments, LLC, the within named bargainor, a limited liability company, and that he as such Managing Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Managing Member.

Witness my hand, at Franklin, Tennessee, this 26 day of January, 2023.

PAULA M SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 1, 2026

Notary Public
My Commission Expires: 11/1/26