Karen Johnson Davidson County
Batch# 968659 DEEDQC
02/07/2023 02:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230207-0008971

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

X-0285
Box #14

ADDRESS NEW OWNER AS FOLLOWS:
Heritage Hills Homeowners' Association, Inc.
640 Spence Lane, Suite 205
Nashville, TN 37217

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBERS:
076-01-0-D-901-00CO
076-01-0-D-902-00CO
076-01-0-D-903-00CO
076-01-0-D-904-00CO

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar paid by **Heritage Hills Homeowners' Association, Inc., a Tennessee nonprofit corporation** ("**Grantee**"), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ole South/Craighead Joint Venture, a Tennessee joint venture** ("**Grantor**"), does hereby transfer and quitclaim unto Grantee all of Grantor's interests in certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being all open spaces on the Final Plat of Heritage Hills, Phase 3, of record as Instrument No. 20171004-0102057, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a complete and accurate legal description thereof.
>
> Being part of the same property conveyed to Grantor by special warranty deed dated July 31, 2015, from Heritage Hills Investment Partners, LLC, a Tennessee limited liability company, of record as Instrument No. 20150731-0076022, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record, including the Declaration of Covenants, Conditions, and Restrictions for Heritage Hills Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20080825-0087133, and First Supplementary Declaration of Covenants, Conditions, and Restrictions for Heritage Hills Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160607-0057159.

This instrument has been prepared upon information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties. The preparer makes no warranties or representations regarding the status of title to the property.

IN WITNESS WHEREOF, this instrument has been executed this 25th day of January, 2023.

Ole South/Craighead Joint Venture,
a Tennessee joint venture

By: **CRAIGHEAD DEVELOPMENT, LLC**
a Tennessee limited liability company,
as Joint Venturer

By: _____
Carl A. Neuhoff, Jr., Asst. Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carl A. Neuhoff, Jr., with whom I am personally acquainted or whose identity was proven to me with satisfactory evidence, and who, upon oath, acknowledged himself to be the Asst. Chief Manager of CRAIGHEAD DEVELOPMENT, LLC, a Tennessee limited liability company (the "LLC"), and who further acknowledged the LLC to be a joint venturer of OLE SOUTH/CRAIGHEAD JOINT VENTURE, the within named bargainor, a Tennessee joint venture (the "Joint Venture"), and that he as such Asst. Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the Joint Venture the name of the LLC by himself as such Asst. Chief Manager.

Witness my hand and official seal this 25th day of January, 2023.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

_____
Affiant

Subscribed and sworn to before me this 6th day of ~~January~~ February, 2023.

_____
Notary Public
My Commission Expires: 5/9/2026

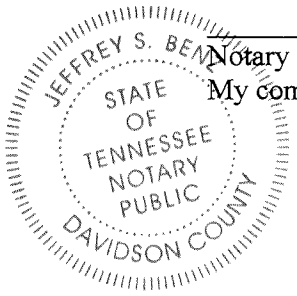
MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Mike Boyd, do hereby make oath that I am a licensed attorney and 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 January 25, 2023.

Mike Boyd
Date: February 7, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th day of February, 2023.



Notary Public
My commission expires: July 3, 2023