Karen Johnson Davidson County
Batch# 992320 DEEDQC
04/14/2023 01:06 32 PM 3 pgs
Fees $17 00 Taxes. $0 00
20230414-0027532

This instrument prepared by
Alvin L Harris
3923 Skyline Drive
Nashville, Tennessee 37215

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Nos.
		Map 086, Parcel 351
Tulip Hills Homeowners Association, Inc. c/o Metropolitan Properties 4521 Trousdale Drive Nashville, Tennessee 37204	Same	(Phase 1 Common Elements)

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, Beazer Homes, LLC, a Delaware limited liability company, (hereinafter referred to as "Grantor"), does hereby quitclaim, transfer and convey unto Tulip Hills Homeowners Association, Inc., a Tennessee non-profit corporation (hereinafter referred to as "Grantee"), and to the said Grantee's heirs, successors, and assigns, all of Grantor's right, title and interest in certain real estate in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being all common elements, open space and similarly designated property depicted on Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions for Tulip Hills, a Horizontal Property Regime With Private Elements, recorded as Instrument Number 20230321-0020307 with the Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Beazer Homes, LLC by deed(s) recorded as Instrument Number(s) 20220127-0010148, 20220127-0010149 and 20220127-0010151 in the Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, we have hereunto set our hands, this 4 day of April, 2023.

BEAZER HOMES, LLC

By: _____
Matt Williams,
Nashville Division Vice President of Land Development and Acquisition

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, Matt Williams, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Nashville Division Vice President of Land Development and Acquisition for Beazer Homes, LLC, a Delaware limited liability company, successor by conversion to Beazer Homes Corp., a Tennessee corporation, and is authorized to execute this instrument on behalf of Beazer Homes LLC as its Nashville Division Vice President of Land Development and Acquisition.

Witness my hand, at office this 4th, day of April, 2023.

_____
Notary Public
My commission expires: 3/4/2025

MELISSA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-4-2025

AFFIDAVIT OF CONSIDERATION

The actual consideration for this transfer of property is One Dollar ($1.00) and no other monetary consideration.

Matt Williams, Director, Tulip Hills Homeowners Association, Inc.

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, Matt Williams, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is a member of the Board of Directors of Tulip Hills Homeowners Association, Inc., a Tennessee nonprofit corporation, and is authorized to execute this instrument on behalf of Tulip Hills Homeowners Association, Inc. as a member of its Board of Directors.

WITNESS my hand, at office this 4th day of April, 2023.

Melissa Miller
Notary Public

My Commission Expires: 3/4/2025

