Karen Johnson Davidson County
Batch# 1001529 DEEDQC
05/10/2023 09:45:00 AM 3 pgs
Fees $17.00 Taxes $0.00
20230510-0034741

This Instrument Prepared By and Returned To.
D Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER.	SEND TAX BILLS TO.	MAP & PARCEL:
Homes at Auburn Lane Homeowners Association 4005 Auburn Lane Nashville, TN 37215	Same	116121A90000CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **ALLURANT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND SHAWN SMITH**, do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **HOMES AT 4005 AUBURN LANE HOMEOWNERS ASSOCIATION, A TENNESSEE NON-PROFIT CORPORATION** their successors and assigns to the following tract of land in Davidson County, Tennessee described as follows

Land in Davidson County, Tennessee, being Lot No. 41 of Block D on the Plan of Woodmont Lane Homesites of record in Plat Book 1130, Page 13, said Register's Office.

Said Lot No. 41 of Block D Fronts 100 feet on the Southerly margin of Auburn Lane and extends back 150.01 feet on the Easterly line and 161.8 feet on the Westerly line to a dead line in the rear, measuring 45 feet thereon.

LESS AND EXCEPT

Land in Davidson County, Tennessee, being Units A & B of Homes at 4005 Auburn Lane, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 4005 Auburn Lane, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20211208-0162645, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 4005 Auburn Lane, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211208-0162645, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Allurant Homes, LLC a Tennessee limited liability company and Shawn Smith by Warranty Deed from George Edward Gamble, III, recorded on the 7th day of January 2021 of record in Instrument No. 20210107-0003177 in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises The purpose of this quitclaim deed is to convey and transfer all common areas and open space, including all limited common elements, related to the above described horizontal property regime ("HPR"), to the incorporated townhouse corporation which serves as the "Association" under the Declaration establishing the HPR Nothing herein shall terminate or diminish each unit owner's rights to the use and enjoyment of the common areas and/or limited common areas which serve their respective units.

This is unimproved property known as 4005C Auburn Lane, Nashville, TN 37215

Witness my hand this 4th day of May, 2023

SHAWN SMITH

ALLURANT HOMES, LLC

BY:
DAVID N RAMSEY, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shawn Smith with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 4 day of May, 2023

Notary Public

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared David N. Ramsey, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Sole Member of Allurant Homes, LLC, the within named bargainor, a limited liability company, and that he as Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 4th day of May, 2023

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the 4th day of May, 2023.

Notary Public
My commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025