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

Karen Johnson Davidson County
Batch# 1010429 DEEDQC
06/02/2023 09:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230602-0041713

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Nos.
Riverbrook Homeowners Association, Inc. c/o Associa Tennessee 278 Franklin Road, Suite 140 Brentwood, TN 37027	Same	**Common Area (Phase 4)** Map 086-12-0-D Parcel 087-00-0-113.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, Meritage Homes of Tennessee, Inc., an Arizona corporation (hereinafter referred to as "Grantor"), does hereby quitclaim, transfer and convey unto Riverbrook Homeowners Association, Inc., a Tennessee non-profit corporation (hereinafter referred to as "Grantee"), and to the said Grantee's 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:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Being a portion of the property conveyed to Meritage Homes of Tennessee, Inc. by deed recorded as Instrument Number 20210106-0002300 in the Register's Office for Davidson County, Tennessee.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

MERITAGE HOMES OF TENNESSEE, INC.

By: _____
Dave Bulloch, Nashville Division President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Dave Bulloch, with whom I am personally acquainted (or upon proof to me of satisfactory evidence), and acknowledged himself to be President of the Nashville Division of Meritage Homes of Tennessee, Inc., the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as President of the Nashville Division of Meritage Homes of Tennessee, Inc.

Witness my hand and seal, at office in Franklin, Tennessee, this 30 day of May, 2023.

_____
Notary Public
My commission expires: My Commission Expires June 24, 2025

CHELSEE CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF CONSIDERATION

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

_____
President, Riverbrook Homeowners Association, Inc.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public, Ken Keesee, 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 the President of Riverbrook Homeowners Association, Inc., a Tennessee nonprofit corporation, and is authorized to execute this instrument on behalf of Riverbrook Homeowners Association, Inc. as its President.

WITNESS my hand, at office this 31 day of May, 2023.

_____
Notary Public
My Commission Expires: My Commission Expires June 24, 2025

CHELSEE CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Being all common area, common elements, open space or such similarly designated property on the Plat of Riverbrook Phase 4 recorded as Instrument Number 20230505-0033388 in the Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Meritage Homes of Tennessee, Inc. by deed recorded as Instrument Number 20210106-0002300 in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Kathryn Harris, do hereby make oath that I am a licensed attorney and/or 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 May 30, 2023.

Date

Kathy Harris

Affiant Signature

6-2-23

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 2 day of JUNE, 2023.

Notary's Signature

My Commission Expires May 3, 2027

My Commission Expires: _____

Date

Notary's Seal (if on paper)

TYLER HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY