THIS INSTRUMENT PREPARED BY: WILLIAM TIMOTHY HILL 201 4TH AVENUE NORTH SUITE 1800 NASHVILLE, TN 37219 Karen Johnson Davidson County Batch# 1014018 **DEEDQC** 06/12/2023 02 27 27 PM 5 pgs Fees $27 00 Taxes $0 00 20230612-0044648	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $ -0-. Affiant SUBSCRIBED AND SWORN to before me this 12 day of June, 2023 Notary Public My Commission Expires:_____ CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 05, 2025

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Amqui Place Section 3 HOA, Inc. P. O. Box 426 Joelton, TN 37080	New owner	043-02-OC 004.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00), we, **PARADISE PROPERTIES, a Tennessee General Partnership**, Grantors, by these presents do hereby quitclaim and convey unto, Grantee, **AMQUI PLACE SECCTION 3 HOA, INC., a Tennessee Not for Profit Corporation,** a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT A

IN WITNESS WHEREOF, we have hereunto set my hand this the 7 day of June, 2023.

PARADISE PROPERTIES, a Tennessee General Partnership

By:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared James L Paradise, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Paradise Properties, a Tennessee General Corporation**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand, at office, this 7th day of June, 2023.

_____
Notary Public

RUSSELL E FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 12/03/2024

EXHIBIT A

Being a portion of land situated in the 9th Council District of Davidson County, Tennessee, being the Open Space 1 of Amqui Place, Section 3, of record in Instrument number, 20191218-0130360, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), and is more particularly described as follows;

Commencing at the approximate intersection of Sarver Avenue & Ellie Drive, in a easterly direction 262.5+/- feet to an iron rod set, by Dale and Associates, on the existing southerly margin Sarver Avenue, at approximate Tennessee state plane coordinate location of, N:707,398.40, E:1,761,980.83, at the northeasterly corner of Open Space of Phase 2, owned by Amqui Place Homeowners Association, LLC, of record in Instrument number, 20190102-0000111, R.O.D.C.,TN, also at the northwesterly most corner of the subject property and being the point of beginning of herein described land;

thence with said margin, South 83° 47' 28" East, a distance of 9.11 feet to an iron rod set, by Dale and Associates at the northwest corner of lot 9;

thence leaving said margin with the westerly line of lot 9, South 06° 12' 32" West, a distance of 100.00 feet to an iron rod set, by Dale and Associates;

thence with the rears of lots 9, 8 & 7, South 83° 47' 28" East, a distance of 150.00 feet to an iron rod set, by Dale and Associates at the southeast corner of lot 7;

thence with the easterly line of lot 7, North 06° 12' 32" East, a distance of 102.31 feet to an iron rod set, by Dale and Associates on the southerly margin of Sarver Avenue;

thence with said margin, with a curve turning to the left with an arc length of 17.51 feet, with a radius of 223.00 feet, with a chord bearing of North 85° 42' 50" East, with a chord length of 17.51 feet to an iron rod set, by Dale and Associates;

thence continuing with said margin, with a curve turning to the right with an arc length of 12.53 feet, with a radius of 25.00 feet, with a chord bearing of South 82° 10' 33" East, with a chord length of 12.40 feet to an iron rod set, by Dale and Associates at the northwest corner of lot 6;

thence leaving said margin with the westerly line of lot 6, South 03° 00' 51" West, a distance of 129.16 feet to an iron rod set, by Dale and Associates;

thence with the rear line of lots 6 & 5 , North 88° 19' 18" East, a distance of 62.65 feet to an iron rod set, by Dale and Associates in a point in southerly line of lot 5;

thence with said line, North 87° 29 35" East, a distance of 46.47 feet to an iron rod set, by Dale and Associates;

thence with the easterly line of lot 5, North 02° 25' 33" West, a distance of 143.35 feet to an iron rod set, by Dale and Associates on the southerly margin of Sarver Avenue;

thence with said margin, with a curve turning to the right with an arc length of 11.97 feet, with a radius of 25.00 feet, with a chord bearing of North 54° 53' 56" East, with a chord length of 11.85

feet to an iron rod set, by Dale and Associates on the westerly line of Jessica Cansino-Chigo, of record in Instrument number, 20170210-0014303, R.O.D.C.,TN;

thence with said line, South 02° 37' 00" East, a distance of 57.18 feet to an iron pipe found at the northwest property corner of Jose & Elvia Encalada, of record in Instrument number, 20160413-0035392, R.O.D.C., TN;

thence with said line, South 02° 19' 15" East, a distance of 117.46 feet to an iron rod set, by Jenkins at the northeast corner of Lauren F. Matthews, of record in Instrument number, 20181228-0125764, R.O.D.C.,TN;

thence with said line, North 86° 51' 06" West, a distance of 111.21 feet to an 1/2" iron rod found, having no cap, at the northeast corner of 909 Development Group, LP (Tract II), of record in Instrument number, 20200225-0020543, R.O.D.C.,TN;

thence with the rear lines of Tract II & I of 909 Development Group, LP, North 85° 23' 42" West, a distance of 216.77 feet to an leaning 1/2" iron rod found, having no cap at the northwest corner of 909 Development Group, LP, (Tract I), of record in Instrument number, 20200225-0020543, R.O.D.C.,TN, & being a point on the easterly line of Open Space of Phase 2;

thence with said line, North 10° 18' 03" East, a distance of 143.67 feet to the point of beginning of herein described land, having an area of 16714.56 square feet or 0.38 acres more or less;

This description was prepared by Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, the legal description was written on July 29, 2020 and is based on information taken from a Final Plat, dated December 11, 2019;

Being the same property conveyed to Paradise Properties, a Tennessee general partnership by Warranty Deed, dated December 6, 2010, from Tracy Woodward & Thane Myers and Leanna Radney and Diane White, as recorded in Instrument Number 20101215-0099848, R.O.D.C., TN;

Open Space 2

Being a portion of land situated in the 9th Council District of Davidson County, Tennessee, being the Open Space 2 of Amqui Place, Section 3, of record in Instrument number, 20191218-0130360, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), and is more particularly described as follows;

Commencing at the approximate intersection of Sarver Avenue & Ellie Drive, in a easterly direction 280.0+/- feet to an iron rod set, by Dale and Associates, on the existing northerly margin Sarver Avenue, at approximate Tennessee state plane coordinate location of, N:707,443.77, E:1,761,989.08, at the southeasterly corner of Open Space of Phase 2, owned by Amqui Place Homeowners Association, LLC, of record in Instrument number, 20190102-0000111, R.O.D.C.,TN, also at the southwesterly most corner of the subject property and being the point of beginning of herein described land;

thence leaving said margin with the Open space , North 10° 18' 03" East, a distance of 161.29 feet to an 5/8" iron rod found, having no cap on the southerly margin of Park Avenue;

thence with said margin, South 85° 40' 08" East, a distance of 250.15 feet to an 1/8" steel pin, 12" tall bent over at the northwest property corner of Maria Villarreal & Roberto Rivera, of record in Instrument number, 20150701-0063495, R.O.D.C.,TN;

thence with said line, South 02° 24' 36" East, a distance of 128.37 feet to an iron rod found, set by Dale and Associates on the northerly margin of Sarver Avenue;

thence with said margin, South 87°29'56" West, a distance of 9.44 feet to an iron rod set, by Dale and Associates;

thence continuing with said margin with a curve turning to the left with an arc length of 0.56 feet, with a radius of 173.00 feet, with a chord bearing of South 87° 24' 21" West, with a chord length of 0.56 feet to an iron rod set, by Dale and Associates at the southeast corner of lot 4, Amqui Place, Section 3;

thence leaving said margin with the easterly line of lot 4, North 02° 24' 36" West, a distance of 100.00 feet to an iron rod set, by Dale and Associates;

thence with the rear of lot 4, South 87° 29' 56" West, a distance of 29.81 feet to an iron rod set, by Dale and Associates;

thence with the rear of lot 4, South 74° 44' 05" West, a distance of 40.00 feet to an iron rod set, by Dale and Associates;

thence with the rears of lot 4 & 3, South 74° 44' 59" West, a distance of 50.21 feet to an iron rod set, by Dale and Associates;

thence with the westerly line of lot 3, South 11° 14' 53" East, a distance of 99.79 feet to an iron rod set, by Dale and Associates on the northerly margin of Sarver Avenue;

thence with said margin, with a curve turning to the right with an arc length of 44.47 feet, with a radius of 177.03 feet, with a chord bearing of South 87° 28' 31" West, with a chord length of 44.36 feet to an iron rod set, by Dale and Associates on the easterly line of lot 2;

thence leaving said margin with the easterly line of lot 2, North 06° 12' 32" East, a distance of 99.94 feet to an iron rod set, by Dale and Associates;

thence with the rear of lots 2 & 1, North 83° 47' 28" West, a distance of 110.00 feet to an iron rod set, by Dale and Associates;

thence with the westerly line of lot 1, South 06° 12' 32" West, a distance of 100.00 feet to an iron rod set, by Dale and Associates on the northerly margin of Sarver Avenue;

thence with said margin, North 83° 47' 28" West, a distance of 18.58 feet to the point of beginning of herein described land, having an area of 18973.44 square feet or 0.44 acres more or less;

This description was prepared by Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, the legal description was written on July 29, 2020 and is based on information taken from a Final Plat, dated December 11, 2019;

Being the same property conveyed to Paradise Properties, a Tennessee general partnership by Warranty Deed, dated December 6, 2010, from Tracy Woodward & Thane Myers and Leanna Radney and Diane White, as recorded in Instrument Number 20101215-0099848, R.O.D.C., TN;

Being part of the same property conveyed to Paradise Properties, a Tennessee General Partnership by deed from Tracey Woodward, et. al. of record at Instrument No. 20101215-00909848, Registers Office of Davidson County, Tennessee.