PREPARED BY AND RETURN TO: **Bridgehouse Title** **342 Cool Springs Blvd., Suite 202** **Franklin, TN 37067** Karen Johnson Davidson County Batch# 1045717 **DEEDQC** 09/05/2023 08 36 50 AM 2 pgs Fees $12 00 Taxes $0 00 20230905-0069062	**OATH** I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0 00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 30th DAY OF AUGUST, 2023 NOTARY PUBLIC COMMISSION EXPIRES

ADDRESS OF NEW OWNERS: Ghertner & Company Hermitage Point Homeowners Association, Inc. STE 100 50 Vantage Way Nashville, TN 37228-1553	**SEND TAX BILLS TO:** NEW OWNERS	**MAP/PARCEL:** THOMPSON 086 14 0D 003 00

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-17-2027

QUITCLAIM DEED

For and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Southeastern Development Enterprise LLC,** a Tennessee limited liability company (hereinafter referred to as "GRANTORS") does quitclaim and convey all of its right, title and interest to the hereinafter described property to **Hermitage Point Homeowners Association, Inc.,** (hereinafter referred to as "GRANTEE"), its successors and assigns, in and to certain tracts or parcels of land located in Davidson County, Tennessee, and described more particularly, to-wit: (the "Property").

All area shown as Open Space on Plat, Phase 2, Hermitage Point Subdivision, according to plat record in Instrument Number 20191004-0101983, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description thereof.

BEING part of the same property conveyed to Southeastern Development Enterprise LLC, by Warranty Deed from Joan Lee Williams, an unmarried woman, Instrument Number 20171020-0107487, Register's Office for Davidson County, Tennessee.

This conveyance does not include the interest of the Grantor in and to any bonds or other agreements with Davidson County, Tennessee or the Davidson County Planning Commission which are in any manner connected to the real property and improvements which is being transferred herein.

Grantor reserves an ingress and egress easement (the "Easement") over such portions of the Open Space described that include roads shown on the Plat or other access areas of Hermitage Point for the purpose of accessing any adjoining tract or other property owned by Grantor. Said Easement shall remain in effect until the Grantor determines in its sole discretion that the Easement is no longer needed for development of Hermitage Point or any adjoining property owned by Grantor.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

Southeastern Development Enterprise LLC

By: Bryan D. Spicer, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be an Authorized Agent of Southeastern Development Enterprise LLC, the within named bargainor, a limited liability company, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Bryan D. Spicer as such Authorized Agent.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of August, 2023.

Notary Public

My Commission Expires:_____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027