Karen Johnson Davidson County
Batch# 1050115 DEEDQC
09/14/2023 01:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230914-0072228

# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF Sept, 2023

Notary Public

MY COMMISSION EXPIRES: 9-27-23

(AFFIX SEAL)

JON PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 9-27-23

THIS INSTRUMENT WAS PREPARED BY
Jon Perry, Attorney at Law
1896 General George Patton Drive
Franklin, TN 37067

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER(S) |
|---|---|---|
| AARONS CRESS HOMEOWNERS ASSOCIATION | AARONS CRESS HOMEOWNERS ASSOCIATION | 087100A04800CO<br>087100A04900CO<br>087100A05000CO |
| (NAME) 1916 Patterson St, STE 308 | (NAME) 1916 Patterson St, STE 308 | 087100A05100CO<br>087100A90000CO<br>087100A90100CO |
| (ADDRESS) Nashville, TN 37203-2175 | (ADDRESS) Nashville, TN 37203-2175 | 087100A90100CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **WISE GROUP, INC.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **AARONS CRESS HOMEOWNERS ASSOCIATION, a Tennessee nonprofit corporation,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being all of the Open Space shown on the FINAL PLAT of AARONS CRESS, a cluster lot development, PHASE 1A, filed of record in Instrument Number 20061219-0156396, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

AND

Land in Davidson County, Tennessee, being all of the Open Space shown on the FINAL PLAT of AARONS CRESS, a cluster lot development, PHASE 1B, filed of record in Instrument Number 20070910-0108427, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Wise Group, INC by Substitute Trustee's Deed dated May 19, 2011, of record in Instrument Number 20110523-0039460, Register's Office for Davidson County, Tennessee, and further of record in Scrivener's Affidavit for Substitute Trustee's Deed in Instrument Number 20121218-0116487.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

Witness my hand this the 11 day of September, 2023.

**WISE GROUP, INC**

Alan R Wise

By: Alan R. Wise, President

STATE OF Tennessee
COUNTY OF Rutherford

On this the 11 day of September, 2023 before me personally appeared Alan Wise, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **WISE GROUP, INC.**, as President of **WISE GROUP, INC.**, and who acknowledged he executed the same for the purpose therein contained.

Witness my hand and official seal, this the 11 day of September, 2023.

Allison J Martin

Notary Public

My Commission Expires: 5/18/2024
(SEAL)



## CERTIFICATE OF AUTHENTICITY

I, Erin Septer, do hereby make oath that I am a licensed attorney and/or 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 September 11, 2023

Erin Septer

Affiant

Date: Sept 11, 2023

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 11th day of Sept 2023

Notary Public

My Commission Expires: 11/5/2024

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202309140072228