Karen Johnson Davidson County
Batch# 1051052 DEEDQC
09/18/2023 10:26:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20230918-0072957

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Hermitage 1, LLC 300 Franklin Road, Suite 135A-591, Brentwood, TN 37027 Hermitage 2, LLC 300 Franklin Road, Suite 135A-591, Brentwood, TN 37027	Hermitage 1, LLC 300 Franklin Road, Suite 135A-591, Brentwood, TN 37027 Hermitage 2, LLC 300 Franklin Road, Suite 135A-591, Brentwood, TN 37027	See Exhibit A

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Hermitage, LLC, a Tennessee limited liability company, ("Grantor") hereby quitclaims and conveys to Hermitage 1, LLC, a Tennessee limited liability company, as to a 63.59% tenant-in-common interest, and its successors and assigns ("Hermitage 1"), and Hermitage 2, LLC, a Tennessee limited liability company, as to a 36.41% tenant-in-common interest, and its successors and assigns ("Hermitage 2," and together with Hermitage 1, the "Grantee"), all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with all and singular the rights, licenses, privileges, easements, improvements, buildings, structures and fixtures located thereon or attached thereto (all of such land, improvements and property are collectively referred to herein as the "Property").

The Property is improved property known as the Village at Hermitage located in Hermitage, Tennessee 37076.

Dated as of this 15th day of September, 2023.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date set forth above.

HERMITAGE, LLC,
a Tennessee limited liability company

By: _____
Name: Adam Klenk
Title: Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Adam Klenk, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Hermitage, LLC, a Tennessee limited liability company and is authorized by such limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 14th day of September, 2023.

_____
Notary Public

LESLEE G. ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

6 July 2026

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 14th day of September, 2023.

Notary Public

LESLIE B. ROSE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires:

6 July 2026

Exhibit A

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being Unit B of Lot 2 as shown on Schedule "A-4" of Hermitage Villa Condominiums of record in Book 6623, Page 595, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said units, together with an undivided interest in common elements and the rights and obligations of the Declarant and the Unit Owners for Hermitage Villa Condominiums appurtenant to said units as defined in the said Master Deed and By Laws for Hermitage Villa Condominiums.

Being the same property conveyed to HERMITAGE, LLC, a Tennessee Limited Liability Company by Warranty Deed from Mary Springer, Trustee of the Michael Joe Braswell Testamentary Trust FBO of Bret Braswell, in records Instrument 20211004-0133323, in the Register's Office of Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being Unit A and Unit B of Lot 36 of Phase 4 as shown on Schedule "A-4" of Hermitage Villa Condominiums of record in Book 6623, Page 595, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said units, together with an undivided interest in common elements and the rights and obligations of the Declarant and the Unit Owners for Hermitage Villa Condominiums appurtenant to said units as defined in the said Master Deed and By Laws for Hermitage Villa Condominiums.

Being the same property conveyed to HERMITAGE, LLC, a Tennessee limited liability company by Warranty Deed from Will V. Braswell, II, in records Instrument 20211004-0133310, in the Register's Office of Davidson County, Tennessee.

TRACT 3:

Land in Davidson County, Tennessee, being Units, Lots, and Phases as shown on Schedule "A-4" of Hermitage Villa Condominiums of record in Book 6623, Page 595, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said units, together with an undivided interest in common elements and the rights and obligations of the Declarant and the Unit Owners for Hermitage Villa Condominiums appurtenant to said units as defined in the said Master Deed and By Laws for Hermitage Villa Condominiums.

1. Unit B of Lot 1, Phase 1
2. Unit B of Lot 4, Phase I

3. Unit B of Lot 5, Phase 5
4. Unit B of Lot 6, Phase 5
5. Unit B of Lot 7, Phase 5
6. Unit B of Lot 8, Phase 5
7. Unit B of Lot 9, Phase 5
8. Unit B of Lot 10, Phase 5
9. Unit B of Lot 11, Phase 5
10. Unit B of Lot 12. Phase 5
11. Unit B of Lot 13, Phase 5
12. Unit B of Lot 14, Phase 5
13. Unit B of Lot 15, Phase 5
14. Unit B of Lot 16, Phase 5
15. Unit B of Lot 17, Phase 5
16. Unit B of Lot 18, Phase 5
17. Unit B of Lot 19, Phase 5
18. Unit B of Lot 20, Phase 5
19. Unit B of Lot 21, Phase 5
20. Unit B of Lot 22, Phase 5
21. Unit B of Lot 23, Phase 5
22. Unit B of Lot 24, Phase 5
23. Unit B of Lot 25, Phase 2
24. Unit B of Lot 38, Phase 4
25. Unit B of Lot 42, Phase 3
26. Unit B of Lot 43, Phase 3
27. Unit B of Lot 44, Phase 3
28. Unit B of Lot 45, Phase 3
29. Unit B of Lot 31, Phase 4
30. Unit B of Lot 32, Phase 4
31. Unit B of Lot 39, Phase 4
32. Unit B of Lot 40, Phase 3
33. Unit B of Lot 41, Phase 3
34. Unit B of Lot 35, Phase 4
35. Unit A of Lot 1, Phase 1
36. Unit A of Lot 4, Phase 1
37. Unit A of Lot 5, Phase 5
38. Unit A of Lot 6, Phase 5
39. Unit A of Lot 7, Phase 5
40. Unit A of Lot 8, Phase 5
41. Unit A of Lot 9, Phase 5
42. Unit A of Lot 10, Phase 5
43. Unit A of Lot 11, Phase 5
44. Unit A of Lot 12, Phase 5
45. Unit A of Lot 13, Phase 5
46. Unit A of Lot 14, Phase 5
47. Unit A of Lot 15, Phase 5
48. Unit A of Lot 16, Phase 5

49. Unit A of Lot 17, Phase 5
50. Unit A of Lot 18, Phase 5
51. Unit A of Lot 19, Phase 5
52. Unit A of Lot 20, Phase 5
53. Unit A of Lot 21, Phase 5
54. Unit A of Lot 22, Phase 5
55. Unit A of Lot 23, Phase 5
56. Unit A of Lot 24, Phase 5
57. Unit A of Lot 25, Phase 2
58. Unit B of Lot 28, Phase 4
59. Unit A of Lot 37, Phase 4
60. Unit A of Lot 38, Phase 4
61. Unit A of Lot 42, Phase 3
62. Unit A of Lot 43, Phase 3
63. Unit A of Lot 44, Phase 3
64. Unit A of Lot 45, Phase 3
65. Unit B of Lot 342, Phase 2
66. Unit A of Lot 343, Phase 2
67. Unit A of Lot 2, Phase 1
68. Unit A of Lot 35, Phase 4
69. Unit A of Lot 34, Phase 4
70. Unit A of Lot 32, Phase 4
71. Unit B of Lot 33, Phase 4
72. Unit B of Lot 34, Phase 4
73. Unit A of Lot 39, Phase 4
74. Unit A of Lot 40, Phase 3
75. Unit A of Lot 41, Phase 3

075-06-0A-002.00CO 075-06-0A-008.00CO 075-06-0A-010.00CO 075-06-0A-012.00CO 075-06-0A-014.00CO 075-06-0A-016.00CO 075-06-0A-018.00CO 075-06-0A-020.00CO 075-06-0A-022.00CO 075-06-0A-024.00CO 075-06-0A-026.00CO 075-06-0A-028.00CO 075-06-0A-030.00CO 075-06-0A-032.00CO 075-06-0A-034.00CO 075-06-0A-036.00CO 075-06-0A-038.00CO 075-06-0A-040.00CO 075-06-0A-042.00CO 075-06-0A-044.00CO 075-06-0A-046.00CO 075-06-0A-048.00CO 075-06-0A-050.00CO 075-06-0A-076.00CO 075-06-0A-084.00CO 075-06-0A-086.00CO 075-06-0A-088.00CO 075-06-0A-090.00CO 075-06-0A-062.00CO 075-06-0A-064.00CO 075-06-0A-078.00CO 075-06-0A-080.00CO 075-06-0A-082.00CO 075-06-0A-070.00CO 075-06-0A-001.00CO 075-06-0A-007.00CO 075-06-0A-009.00CO 075-06-0A-011.00CO 075-06-0A-013.00CO 075-06-0A-015.00CO 075-06-0A-017.00CO 075-06-0A-019.00CO 075-06-0A-021.00CO 075-06-0A-023.00CO 075-06-0A-025.00CO 075-06-0A-027.00CO 075-06-0A-029.00CO 075-06-0A-031.00CO 075-06-0A-033.00CO 075-06-0A-035.00CO 075-06-0A-037.00CO 075-06-0A-039.00CO 075-06-0A-041.00CO 075-06-0A-043.00CO 075-06-0A-045.00CO 075-06-0A-047.00CO 075-06-0A-049.00CO 075-06-0A-056.00CO 075-06-0A-073.00CO 075-06-0A-075.00CO 075-06-0A-083.00CO 075-06-0A-085.00CO 075-06-0A-087.00CO 075-06-0A-089.00CO 075-06-0A-092.00CO 075-06-0A-093.00CO 075-06-0A-003.00CO 075-06-0A-069.00CO 075-06-0A-

067.00CO 075-06-0A-063.00CO 075-06-0A-066.00CO 075-06-0A-068.00CO 075-06-0A-077.00CO 075-06-0A-079.00CO 075-06-0A-081.00CO

Being the same property conveyed to HERMITAGE, LLC, a Tennessee limited liability company by Quitclaim Deed from HERMITAGE VILLA PARTNERSHIP, a Tennessee general partnership, in records Instrument 20211004-0133262, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, John F. Nielsen, 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 correct copy of the original document executed and authenticated according to law on September 15, 2023.

Affiant Signature

Date: 9/15/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of September, 2023.

Notary's Signature

My Commission Expires: 7/22/2025

Notary's Seal

Date: 9/15/2023

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY