Karen Johnson Davidson County
Batch# 1066106 DEEDQC
10/30/2023 02:39:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231030-0084729

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr. #360
Brentwood, TN 37027

NEW OWNER:
Travis Trace Homeowners' Association, Inc.
c/o Timmons Properties, Inc.
1114 17th Ave. S, Suite 101
Nashville, TN 37212

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCELS: 126-14-0A-900.00; 126-14-0A-901.00; 126-14-0A-902.00; 126-14-0A-903.00; 126-14-0A-904.00; 126-14-0A-912.00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, **THE JONES COMPANY OF TENNESSEE, L.L.C., a Missouri limited liability company,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Travis Trace Homeowners' Association, Inc., a Tennessee corporation,** its entire right, title and interest in and to a certain tract of land in Williamson County, Tennessee, described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being Open Space A, B, C, D, and E, as shown on the Plan of Travis Trace Subdivision, Phase 1A, of record in Instrument 20141016-0095781, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

AND

Land in Davidson County, Tennessee, being Open Space 1, as shown on the Plan of Travis Trace Subdivision, Phase 2B, of record in Instrument 20191106-0114718, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, by Warranty Deed from Travis Property Developers, a Tennessee general partnership, and Joseph L. Rodgers and Steven M. Adcock and John D. Valiquette, of record in Instrument 20170217-0016411, Register's Office for Davidson County, Tennessee.

This is unimproved property known as the Open Space, Travis Trace, Nashville, Tennessee 37221.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 24 day of October, 2023.

THE JONES COMPANY OF TENNESSEE, L.L.C.

By: Julie M Ellis
Julie M. Ellis, Chief Financial Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Julie M. Ellis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Chief Financial Officer of The Jones Company of Tennessee, L.L.C., a limited liability company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of The Jones Company of Tennessee, L.L.C. by herself as such officer.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of October, 2023.

My Commission Expires: 10/11/2025

Alexis M. Cantrell
Notary Public

ALEXIS M. CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00.

Affiant

Sworn to and subscribed before me this the 27th day of October, 2023.

Alexis M. Cantrell
Notary Public

My commission expires: 10/11/2025

ALEXIS M. CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON