Karen Johnson Davidson County
Batch# 1071024 DEEDQC
11/13/2023 01:09:30 PM 4 pgs
Fees: $27.00 Taxes: $0.00
20231113-0088296

**CONSIDERATION CERTIFICATE**

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES )

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 13th day of November 2023.

Notary Public

My Commission Expires: 12/20 /2024

SILVIA RAMEZANI
Notary Public - California
Ventura County
Commission # 2340570
My Comm. Expires Dec 20, 2024

**This instrument prepared by:**

AMH TN Development, LLC
23975 Park Sorrento, Suite 300
Calabasas CA 91302

# QUIT CLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO. |
|---|---|---|
| Davenport Downs Owners Association, Inc.<br>280 Pilot Road<br>Las Vegas NV 89119 | Davenport Downs Owners Association, Inc.<br>c/o AMH TN Development LLC<br>23975 Park Sorrento Suite 300<br>Calabasas CA 91302 | 165140A90700CO<br>165140A90900CO<br>165140A91000CO<br>165140A91100CO<br>165140A91200CO<br>165140A91300CO<br>165140A91400CO<br>165140A91500CO<br>165140A91600CO<br>165140A91700CO<br>165140A91800CO |

FOR AND IN CONSIDERATION of the sum of Ten and No/00 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **AMH TN Development, LLC, a Delaware limited liability company** ("Grantor"), has bargained and by these presents does transfer, quitclaim, and convey unto **Davenport Downs Owners Association, Inc., a Tennessee Non-Profit Corporation** ("Grantee"), Grantee's representatives, successors and assigns, all of Grantors' right, title, and interest in and to certain real property lying and being situated in Davidson County, Tennessee, being:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE**

It is understood by Grantor and Grantee that this conveyance is subject to State and County taxes for the year 2023 and subsequent years, a lien but not yet due and payable, easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed as of the 13th day of November 2023.

**AMH TN Development, LLC,**
**a Delaware limited liability company**

By: Helen Cho
Its: Vice President – Real Estate Transactions

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Los Angeles )

On **November 13, 2023**, before me, **Silvia Ramezani** a Notary Public, personally appeared **Helen Cho**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SILVIA RAMEZANI
Notary Public - California
Ventura County
Commission # 2340570
My Comm. Expires Dec 20, 2024

Signature _____ (Seal)

**EXHIBIT "A"**

Open Space Lots 907 and 908 and any other common areas and/or open space as more particularly described on the **Final Plat Davenport Downs, Phase 2** of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20200429-0044961, to which plat reference is hereby made for a more complete and accurate description;

All Open Space and any other common areas and/or open space as more particularly described on the **Final Plat Davenport Downs, Phase 3, Section 1A** of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20210722-0098369, to which plat reference is hereby made for a more complete and accurate description;

Open Space A, B, C and any other common areas and/or open space as more particularly described on the **Final Plat Davenport Downs, Phase 3, Section 1B** of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20210406-0044959, to which plat reference is hereby made for a more complete and accurate description; and

Open Space "A", "B", "C", "D", "E", "F" and any other common areas and/or open space as more particularly described on the **Final Plat Davenport Downs, Phase 3, Section 2** of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20220406-0039609, to which plat reference is hereby made for a more complete and accurate description

Being part of the same property conveyed to AMH TN Development, LLC, a Delaware limited liability company by Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20200116-0005682.

**Tennessee Certification of Electronic Document**

I, Helen Cho, 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 copy of the original document executed and authenticated according to law on November 13, 2023 (date of document).

Affiant Signature

11/13/23
Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 13th day of November 2023 by Helen Cho, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

SILVIA RAMEZANI
Notary Public - California
Ventura County
Commission # 2340570
My Comm. Expires Dec 20, 2024

Signature

My commission expires: December 20, 2024