Karen Johnson
Batch # 1087225
01/02/2024 09:08:51 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240102-0000073

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 21st DAY OF December, 2023

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Old Hickory Crossings HOA, LLC	New Owner	182-06-0-B-900.00 182-06-0-B-901.00 182-06-0-B-902.00 182-06-0-B-903.00 182-06-0-B-904.00
(NAME) 1465 Northside Drive Northwest Suite 128	(NAME) Same	182-06-0-B-905.00 182-06-0-B-906.00 182-06-0-B-907.00
(ADDRESS) Atlanta, GA, 30318	(ADDRESS)	182-06-0-B-908.00 182-06-0-B-909.00 182-06-0-B-910.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RICHARD MCADAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

OLD HICKORY CROSSINGS HOMEOWNER'S ASSOCIATION, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Open Space 1-5 as shown on the map entitled Major Subdivision Final Plat Old Hickory Crossings Phase 1 of record in Instrument No. 20210628-0087595, and Open Space 6-9 as shown on the map entitled Major Subdivision Final Plat Old Hickory Crossings Phase, of record in Instrument No. 20211029-0145246, and Open Space 10 & 11 as shown on the map entitled Cluster Lot Subdivision Final Plat Old Hickory Crossings Phase 3 of record in Instrument No. 20220824-0095741, Register's Office for Davidson County, Tennessee, reference here made for a more complete description thereof.

Being part of the property conveyed to Richard McAdams by Warranty Deed from Randall B. Smith and Corey W. Craig, dated August 6, 2019, and recoded August 8, 2019, of record in Instrument No. 20190808-0078849, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved x
This is improved property, known as Open Spaces 1-11 Old Hickory Crossings
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 21st day of December, 2023.

Richard McAdams

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Richard McAdams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 21st day of December, 2023.

My commission expires: 11/3/25

Notary

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY