RECORD & RETURN TO:
Ortale Kelley Law Firm (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1107631 DEEDQC
03/06/2024 08:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240306-0015430

STATE OF TENNESSEE, COUNTY OF Davidson

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

Affiant

Subscribed and sworn to me on Feb. 7th 2024.

Susan E. Gorman
NOTARY PUBLIC

My Commission Expires: 3/9/2027

SUSAN E. GORMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201

NOTE: THIS DEED WAS PREPARED BY INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED BY THE PREPARER.

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kingsport Estates Homeowners Association, Inc. c/o Ghertner & Company 50 Vantage Way, Ste. 100 Nashville, TN 37228	NEW OWNER	174-09-0B-900.00 174-09-0B-901.00 174-09-0B-902.00 174-09-0B-903.00 174-09-0B-904.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GREEN TRAILS, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** does hereby quitclaim and convey all of his rights, title and interest unto KINGSPORT ESTATES HOMEOWNERS ASSOCIATION, INC., a Tennessee nonprofit corporation, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and more fully described as follows:

SEE EXHIBIT A ATTACHED

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 7th day of February, 2024.

GREEN TRAILS, LLC

By: _____
Rick Deckbar, Chief Manager

STATE OF TENNESSEE]
COUNTY OF Davidson]

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Rick Deckbar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager of GREEN TRAILS, LLC, a Tennessee limited liability company, and that he as Chief Manager of the company, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Chief Manager of the company.

Witness my hand and official seal at office at 3925 Berry Hill Dr. Nashville, Tennessee on this the 7th day of February, 2024.

_____
Notary Public

My Commission Expires: 3/9/2027

SUSAN E. GORMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

EXHIBIT A
Legal Description

Tract 1

Land in Davidson County, Tennessee, being Open Space A, B, C, and any other common areas or open space as shown on the Final Plat of Kingsport Phase 1, of record in Instrument No. 20171117-0118044, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being a portion of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company, by Warranty Deed from Regent Land, LLC, a Tennessee limited liability company, of record in Instrument No. 20140819-0075078, in the Register's Office for Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, being Open Space D, E, and any other common areas or open space as shown on the Final Plat of Kingsport Phase 2, of record in Instrument No. 20210915-0123510, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being a portion of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company, by Warranty Deed from Regent Land, LLC, a Tennessee limited liability company, of record in Instrument No. 20140819-0075078, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Jeremy H. Cherry, 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 February 7, 2024. (Date of document)

Affiant Signature

March 5, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of March, 2024.

Notary's Signature

My Commission Expires:

(*SEAL*)

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2026