Karen Johnson Davidson County
Batch# 1126103 DEEDQC
04/23/2024 12:00:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240423-0029185

QUITCLAIM DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

SR

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 ND DAY OF APRIL, 2024.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL NOS.#
Burkitt Commons Homeowners Association, Inc. c/o Paragon Management Group 845 Bell Rd Suite 210 Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	186030A90000 CO 186030A90100 CO 186030A90200 CO 186030A90300 CO 186030A90200 CO 186030A90400 CO 186030A90500 CO 186030A90600 CO 186030A90700 CO 186030A90800 CO 186030A90900 CO 186030A91000 CO 186030A91300 CO 186030A91100 CO 186030A91200 CO 186030A91500 CO 186030A91600 CO 186030A91700 CO 186030A91800 CO 186030A91900 CO 186030A92000 CO 186030A92100 CO 186030A92200 CO 186030A91400 CO

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Regent Homes, LLC, a Tennessee limited liability company (hereinafter referred to as "**Grantor**"), by these presents, quitclaims, grants and convey unto Burkitt Commons Homeowners Association, Inc., a Tennessee non-profit corporation (hereinafter referred to as "**Grantee**"), its successors and/or assigns, all its right, title and interest in and to the following tracts of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

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

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 22nd day of April, 2024.

Regent Homes, LLC, a Tennessee Limited Liability Company

By: _____

David C. McGowan, Jr., Chief Manager

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Regent Homes, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on April 22, 2024.

_____
NOTARY PUBLIC

My Commission Expires: _____



EXHIBIT "A"

Legal Description

Tract I – Phase 1:

(Map/Parcel No. 186030A90000 CO; 186030A90100 CO; 186030A90200 CO; 186030A90300 CO; 186030A90200 CO; 186030A90400 CO; 186030A90500 CO; & 186030A90600 CO)

Land in Davidson County, being Open Space "A", Open Space "B", Open Space "C", Open Space "D", Open Space "E", Open Space "F", and Open Space "Roadways", as well as any other open space and common area, shown on the Final Plat, Burkitt Commons, Phase 1, of record in Instrument No. 20180119-0006002, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Tract II – Phase 2:

(Map/Parcel No. 186030A90700 CO; 186030A90800 CO; 186030A90900 CO; 186030A91000 CO; & 186030A91300 CO)

Land in Davidson County, being Open Space "G", Open Space "H", Open Space "I", Open Space "J", Open Space "K", and Open Space "Roadways", as well as any other open space and common area, shown on the Final Plat, Burkitt Commons, Phase 2, of record in Instrument No. 20181116-0112828, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Tract III – Phase 2 – First Revision Lots 74, 84 - 92:

(Map/Parcel No. 186030A91100 CO; & 186030A91200 CO)

Land in Davidson County, being Open Space "K", as well as any other open space and common area, shown on the Final Plat, First Revision Lots 74, 84 - 92, Burkitt Commons - Phase 2, of record in Instrument No. 20191219-0131095, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Tract IV – Phase 3:

(Map/Parcel No. 186030A91500 CO; 186030A91600 CO; 186030A91700 CO; 186030A91800 CO; 186030A91900 CO; 186030A92000 CO; 186030A92100 CO; & 186030A92200 CO)

Land in Davidson County, being Open Space "L", Open Space "M", Open Space "N", Open Space "O", Open Space "P", Open Space "Q", and Open Space "Roadways", as well as any other open space and common area, shown on the Final Plat, Burkitt Commons, Phase 3, of record in Instrument No. 20210112-0005106, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Tract V – Phase 4:

(Map/Parcel No. 186030A91400 CO)

Land in Davidson County, being Open Space "R" and Open Space "Roadways", as well as any other open space and common area, shown on the Final Plat, Burkitt Commons, Phase 4, of record in Instrument No. 20200617-0063022, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deeds of record in Instrument Nos. 20160421-0039019, 20160421-0039020 and 20160421-0039022, Register's Office for Davidson County, Tennessee and Book 6726, page 609, Book 6726, page 615 and Book 6726, page 628, Register's Office for Williamson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 April 22, 2024 (date of document).

Affiant Signature

April 22, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

