Karen Johnson Davidson County
Batch# 1140020 DEEDQC
05/29/2024 09:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240529-0039656

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

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

Affiant

Subscribed and sworn to me on May 28, 2024.

NOTARY PUBLIC

My Commission Expires:

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.

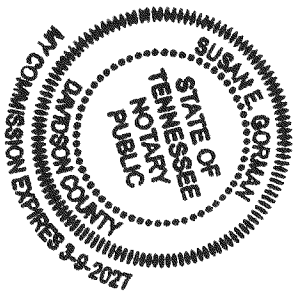
NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
The Crossing at Drake's Branch Homeowners Association, Inc. c/o Ghertner & Company 50 Vantage Way, Ste. 100 Nashville, TN 37228	NEW OWNER	058070A900.00CO 058070A901.00CO 058070A902.00CO 058070B900.00CO 058070B901.00CO 058070A903.00CO

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, DB PARTNERS, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** does hereby quitclaim and convey all of his rights, title and interest unto THE CROSSING AT DRAKE'S BRANCH 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

[Signature Page to Follow]

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 28th day of May, 2024.



DB PARTNERS, LLC

By: _____

Name: Kevin D. Estes

Its: Partner

STATE OF TENNESSEE]
COUNTY OF Davidson]

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kevin D. Estes, 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 Partner of DB PARTNERS, LLC, a Tennessee limited liability company, and that he as Partner 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 Partner.

2925 Berry Hill Dr

Witness my hand and official seal at office at Nashville, Tennessee on this the 28th day of May, 2024.

_____
Notary Public

My Commission Expires: 3/9/2027

EXHIBIT A
Legal Description

Tract 1

Land in Davidson County, Tennessee, being OS 1, OS 2, OS 3, and any other common areas or open space as shown on the Final Plat for The Crossing at Drakes Branch, Phase 1, of record as Instrument No. 20201023-0123325, 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 DB Partners, LLC, a Tennessee limited liability company, by Quitclaim Deeds of record as Instrument No. 20190227-0017947 and as Instrument No. 20190227-0017945, in the Register's Office for Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, being OS 1, OS 2, and any other common areas or open space as shown on the Final Plat for The Crossing at Drakes Branch, Phase 1B, of record as Instrument No. 20210224-0023311, 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 DB Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed of record as Instrument No. 20190227-0017947, in the Register's Office for Davidson County, Tennessee.

Tract 3

Land in Davidson County, Tennessee, being OS 4 and any other common areas or open space as shown on the Final Plat for The Crossing at Drakes Branch, Phase 2, of record as Instrument No. 20220427-0048408, 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 DB Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed of record as Instrument No. 20190227-0017947, in the Register's Office for Davidson 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 May 28, 2024 (date of document).

Affiant Signature

May 28, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

