This instrument prepared by
Alvin L Harris
201 4th Ave. N , Ste. 1230
Nashville, Tennessee37219

Karen Johnson Davidson County
Batch# 1144528 DEEDQC
06/07/2024 10:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240607-0042762

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Nos.
Magnolia Farms Homeowners Assn., Inc. Metropolitan Properties 4521 Trousdale Drive Nashville, TN 37204	Same	Map 086 Parcel 131 Common Area The Reserve at Magnolia Farms

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, Beazer Homes, LLC, a Delaware limited liability company, successor by conversion to Beazer Homes Corp., a Tennessee corporation (hereinafter referred to as "Grantor"), does hereby quitclaim, transfer and convey unto Magnolia Farms Homeowners Association, Inc., a Tennessee non-profit corporation (hereinafter referred to as "Grantee"), and to the said Grantee's heirs, successors, and assigns, all of Grantor's right, title and interest in certain real estate in the County of Davidson, State of Tennessee, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Being a part of the same property conveyed to Beazer Homes Corp. by deeds recorded as Instrument Numbers 20170717-0071485, 20170717-0071486 and 20170717-0071487 in the Register's Office for Davidson County, Tennessee.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN TESTIMONY WHEREOF, I have hereunto set my hand, this 5 day of June, 2024.

BEAZER HOMES, LLC

By: _____
Dan Stumpf, Nashville Division President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, Dan Stumpf, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Nashville Division President for Beazer Homes, LLC, a Delaware limited liability company, successor by conversion to Beazer Homes Corp., a Tennessee corporation, and is authorized to execute this instrument on behalf of Beazer Homes LLC as its Nashville Division President.

Witness my hand, at office this 5, day of June, 2024.

Casey Johnson
Notary Public
My commission expires: 10/31/2027

CASEY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 31, 2027

The actual consideration for this transfer of property is One Dollar ($1.00) and no other monetary consideration.

_____
Director, Magnolia Farms Homeowners Association, Inc.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, Austin Ervin, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he/she is a member of the Board of Directors of Magnolia Farms Homeowners Association, Inc., a Tennessee nonprofit corporation, and is authorized to execute this instrument on behalf of Magnolia Farms Homeowners Association, Inc. as a member of its Board of Directors.

WITNESS my hand, at office this 5 day of June, 2024.

Casey Johnson
Notary Public

My Commission Expires: 10/31/2027

CASEY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 31, 2027

EXHIBIT A

Being all property designated as the Common Elements, Open Space, Common Area, roads or such similar designation as shown on the Final Subdivision Plat for The Reserve at Magnolia Farms recorded as instrument number 20240524-0038804, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Beazer Homes Corp. by deeds recorded as Instrument Numbers 20170717-0071485, 20170717-0071486 and 20170717-0071487 in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Kathryn Harris _____, 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 6-6-24.

Date

Affiant Signature

6-7-24

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 7 day of JUNE, 2024.

Notary's Signature

My Commission Expires: My Commission Expires May 3, 2027

Date

Notary's Seal (if on paper)

