Karen Johnson Davidson County
Batch# 1181439 DEEDQC
09/13/2024 03:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240913-0070933

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

THIS INSTRUMENT PREPARED BY:
Robert J. Notestine, III, Attorney at Law
217 Pineway Drive
Nashville, TN 37217

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $ - 0 -.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th **DAY OF** SEPTEMBER, 2024.

Notary Public
My Commission Expires: 3.3.26

FROM:	TO:
Seven Points, LLC	Reserve at Seven Points Townhouse Corporation

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Reserve at Seven Points Townhouse Corporation c/o Associa Tennessee 100 Winners Circle, Ste 180 Brentwood, TN 37027	NEW OWNER	110020A90000CO 110020A90100CO 110020A90200CO 110020A90300CO 110020A90400CO 110020A90500CO 110020A90600CO 110020A90700CO

QUITCLAIM DEED

FOR AND IN 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, Seven Points, LLC, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Reserve at Seven Points Townhouse Corporation, hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to any and all "Open Space" located in Final Plat The Reserve at Seven Points, as such "Open Space" appears on the following plat of record:

1. Open Space "A, B, C, D, E, F, G, and H" of Final Plat The Reserve at Seven Points, of record in Instrument No. 20180223-0017267, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Seven Points, LLC by deed from Jacqueline F. Calvert and David A. Fisher and Paul D. Fisher and Cecelia G. Fisher, Co-Trustees of the Iris P. Fisher Trust U/A/D September 25, 1997, dated December 29, 2015, of record in Instrument 20151230-0131237, said Register's Office, and being part of the same property conveyed to Seven Points, LLC by deed from Jacqueline F. Calvert and David A. Fisher and Paul D. Fisher and Cecelia G. Fisher, Co-Trustees of the John C. Fisher Trust U/A/D dated May 27, 2000, of record in Instrument 20151230-0131242, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

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.

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 13th **day** SEPTEMBER, **of 2024.**

GRANTORS – Seven Points, LLC

By: _____
Frank C. Batson, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank C. Batson 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 respectively of Seven Points, LLC, the within named bargainer, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of SEPTEMBER 2024.

My Commission Expires:

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public

QCD-Seven Points – Open Space.karen

Certification of Recorded Documents

I, Patricia Nicholls, 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 September 13, 2024.

(AFFIANT) – Patricia Nicholls

September 13, 2024
Date

ANITA LESTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me September 13, 2024.

My commission expires: 7/7/27

Notary Public