CONSIDERATION CERTIFICATE

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transaction is $0.00 and other good and valuable consideration.

Affiant

Subscribed and sworn to before me this the 23rd day of September, 2024.

Notary Public

My Commission Expires: 09/08/2025

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

Karen Johnson Davidson County
Batch # 1185090 DEEDQC
09/23/2024 01:44:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240923-0073644

NICOLE C. BESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Keeneland Downs Homeowners' Association, Inc. c/o Morris Property Mgt., Inc. 278 Franklin Road, Suite 140 Franklin, TN 37027	[SAME]	150140D90000CO 150140D90100CO 150140D90200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/00 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BMCH Tennessee, LLC**, a Delaware limited liability company ("Grantor"), has bargained and by these presents does transfer, quitclaim, and convey unto **Keeneland Downs Homeowners' Association, Inc.**, a Tennessee nonprofit corporation ("Grantee"), Grantee's representatives, successors and assigns, all of Grantors' right, title, and interest in and to certain real property lying and being situated in Davidson County, Tennessee, being further described and follows:

Open Space A, Open Space B, and Open Space C, as well as any other common areas and/or open space, as more particularly described on the Final Plat for Keeneland Downs, Phase 2 of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20180525-0050194, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to BMCH Tennessee, LLC, a Delaware limited liability company, by Special Warranty Deed from KDNS Ventures, LLC, a North Carolina limited liability company, record in the Register's Office for Davidson County, Tennessee at Instrument Number 20160920-0098810 and part of the same property conveyed to BMCH Tennessee, LLC, a Delaware limited liability company, by quitclaim deed of consoliidation from BMCH Tennessee, LLC, a Delaware limited liability company, record in the Register's Office for Davidson County, Tennessee at Instrument Number 20171229-0132367.

It is understood by Grantor and Grantee that this conveyance is subject to State and County taxes for the year 2024 and subsequent years, a lien but not yet due and payable, easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the date set forth below

GRANTOR:

BMCH Tennessee, LLC,
a Delaware limited liability company

By: _____

Print Name: Zack Adler

Its: Division President

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zack Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Division President ("Officer") of BMCH Tennessee, LLC, a Delaware limited liability company (the "Entity"), the bargainor, and that he/she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Entity by him/herself as such Officer.

Witness my hand and seal the 20th day of September, 2024.

_____
Notary Public

My Commission Expires: 1 / 11 / 26

KELLY STENBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-11-2026