Prepared By:
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Karen Johnson Davidson County
Batch # 1187650 DEEDQC
09/30/2024 09:47:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240930-0075423

QUITCLAIM DEED

Address New Owner {s}
Chris Chu
18 Ironwood Lane
Brentwood, TN 37027

Send Tax Bills To
SAME

Map-Parcel
181 11 OC, Parcel 8.00

Based on information provided by Chris Chu.
No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

FOR AND IN CONSIDERATION of One dollar {1.00}, cash in hand paid, the receipt of which is hereby acknowledged, **Chris Chu,** by these presents does hereby quitclaim and convey unto **Lincoln Investments, LLC,** its heirs and assigns, all their right, title and interest in and to the following described tract or parcel of land:

Land in Davidson County, Tennessee, being all of Unit 256, on the plan of The Villas at Concord place, Phase 5 (formerly known as Concord Place II, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Chris Chu, by deed from Dana Smith, F/K/A Dana M. Demet, and husband, Jeremy Smith, of record in Book and page 20151214-0125163, Registers Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters shown on the Plan of Final Plat Concord Place II, Phase I, Carter Property of record in Instrument No. 20071120-0136050, Register's Office for Davidson County, Tennessee; to restrictive covenants of record in Instrument No. 20050922- 0114218, Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20061228-0160255, Instrument No. 20070130-012170, Instrument No. 20071129-0138690, Instrument No. 20071213- 0143550, Instrument No. 20080226-0018882 and Instrument No. 20080318- 0027346, all in the Register's Office for Davidson County, Tennessee; to the Charter of Villas at Concord Place Homeowners Association, Inc. of record in Instrument No. 20081219-0121383, said Register's Office; to Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances in Instrument No. 20071023-0125249, said Register's Office; to the Maintenance Agreement in Instrument No. 20070509-0055790, said Register's Office; to Water Quality Pond serving the subject property as shown on the Plan in Instrument No. 20070125-0010032, said Register's Office; and to all zoning and subdivision regulations of the appropriate governmental

body, together with any easements or right-of-ways for public roads and utilities.

The current mailing address for this property is 8364 Rossi Road, Brentwood, Tennessee 37027.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness their hands this 22 day of Aug 2024, having caused their names to be signed hereto on said day and date.

Chris Chu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Chris Chu** the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 22 day of Aug 2024.

WHITNEY SMITH, NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/14/25

Whitney Smith
STATE OF TENNESSEE NOTARY PUBLIC
Williamson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $0.

Chris Chu

Subscribed and sworn to before me this 22 day of Aug, 2024.

WHITNEY SMITH, NOTARY PUBLIC

My commission expires: 6/14/25

STATE OF TENNESSEE NOTARY PUBLIC
Williamson