This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1212385 DEEDQC
12/03/2024 03:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241203-0093964

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
SM Development, GP 2 Cadillac Drive Brentwood, TN 37027	New Owner	131032P00200CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **SPRINGDLE DEVELOPMENT, LLC** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **SM DEVELOPMENT, GP,** her heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Certain units located in Davidson County, Tennessee, being known and designated as Units B of Homes at 1609 Shackleford Road, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1609 Shackleford Road, a Horizontal Property Regime, of record in Instrument Number 20240903-0067339, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Springdale Development, LLC, a Tennessee limited liability company and SM Development, GP by Warranty Deed of record in Instrument No. 20240401-0022275 in the Register's Office for Davidson County, Tennessee.

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

This improved property known as 1609 B Shackelford Road, Nashville, TN 37215

Witness my hand this 3rd day of December, 2024

SPRINGDALE DEVELOPMENT, LLC

BY: _____

KE QIN, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ke Qin, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Member of Springdale Development, LLC, the within named bargainor, a limited liability company, and that he as Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and seal this 3rd day of December, 2024.

_____
Notary Public

My Commission Expires: _____

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2024.

_____
Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Certificate of Authenticity

I, Dylan Potter, 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 12/3/2024.

Date

Affiant Signature

12/3/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of December, 2024.

Notary's Signature

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

My Commission Expires: 4/27/2025

Date

Notary's Seal (if on paper)