THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1225645 DEEDQC
01/13/2025 09:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250113-0002354

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Kirste Vinden
Affiant

Subscribed and sworn to before me, this the 9 day of January, 2025.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner	Send Tax Bills To:	Map-Parcel Numbers
Delvin Downs Estates Homeowners Association, Inc. c/o Ghertner & Company 50 Vantage Way, Suite 100 Nashville, Tennessee 37228	New Owner	173-10-0C-902.00 173-10-0C-903.00 173-10-0C-904.00 173-10-0C-905.00 173-14-0A-900.00 173-14-0A-901.00 173-10-0C-900.00 173-10-0C-901.00 173-10-0D-900.00 173-10-0D-901.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **BLACKSTONE DEVELOPMENT, INC.,** a Tennessee corporation, ("Grantor") does hereby quitclaim and convey unto **DELVIN DOWNS ESTATES HOMEOWNERS ASSOCIATION, Inc.,** a Tennessee not-for-profit corporation, ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

(Phase 2)
Land in Davidson County, Tennessee, being all of the areas set out as Open Space 2A and Open Space 2B, as defined on the Plan of Phase Two, Delvin Downs, of record in Instrument No. 20160929-01025778, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Blackstone Development, Inc., a Tennessee corporation, by deed from Magna Development Corp, a Tennessee corporation, and Mark Anthony Travierso, dated May 21, 2015, and recorded on May 22, 2015, of record in Instrument No. 20150522-0047651, Register's Office for Davidson County, Tennessee.

(Phase 3)
Land in Davidson County, Tennessee, being all of the areas set out as Open Space 3A and Open Space 3B, as defined on the Plan of Phase Three, Delvin Downs, of record in Instrument No. 20180821-0082850, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Blackstone Development, Inc., a Tennessee corporation, by deed from Landcrest General Partnership, a Tennessee general partnership, dated June 16, 2017, and recorded on June 19, 2017, of record in Instrument No. 20170619-0061139, Register's Office for Davidson County, Tennessee. Also, see the Instrument of Correction in Instrument No. 20170630-0066144, which corrects the legal description.

(Phase 4)
Land in Davidson County, Tennessee, being all of the areas set out as Open Space 4B, Open Space 4A, and Conservation Easement, as defined on the Plan of Phase Four, Delvin Downs, of record in Instrument No. 20210203-0015652, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Blackstone Development, Inc., a Tennessee corporation, by deed from Landcrest General Partnership, a Tennessee general partnership, dated June 16, 2017, and recorded on June 19, 2017, of record in Instrument No. 20170619-0061139, Register's Office for Davidson County, Tennessee. Also, see the Instrument of Correction in Instrument No. 20170630-0066144, which corrects the legal description.

(Phase 5)
Land in Davidson County, Tennessee, being all of the areas set out as Open Space 5A, Open Space 5B, Conservation Easement "A" and Conservation Easement "B", as defined on the Plan of Phase Five, Delvin Downs, of record in Instrument No. 20220713-0080416, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Blackstone Development, Inc., a Tennessee corporation, by deed from Landcrest General Partnership, a Tennessee general partnership, dated January 30, 2019, and recorded on January 30, 2019, of record in Instrument No. 20190130-0009051, Register's Office for Davidson County, Tennessee.

(Phase 6)
Land in Davidson County, Tennessee, being all of the areas set out as Open Space 6A and Open Space 6B, as defined on the Plan of Phase Six, Delvin Downs of record in Instrument No. 20191004-0101944, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Blackstone Development, Inc., a Tennessee corporation, by deed from Landcrest General Partnership, a Tennessee general partnership, dated January 30, 2019, and recorded on January 30, 2019, of record in Instrument No. 20190130-0009050, Register's Office for Davidson County, Tennessee.

This instrument was prepared based on information provided by the parties. No title examination, survey, or settlement services were performed, and Midtown Title, LLC assumes no responsibility for any issues that could have been identified or resolved through such processes.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Grantor has executed this instrument on this 9 day of January, 2025.

BLACKSTONE DEVELOPMENT, INC.,
a Tennessee corporation

By: Larry J. Hasty
Larry J. Hasty, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry J. Hasty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Secretary for Blackstone Development, Inc., the within names bargainor, a Tennessee corporation and that he as such Secretary is authorized by Blackstone Development, Inc., to execute this instrument on its behalf.

WITNESS my hand and seal at office this 9 day of January, 2025.

CHARLES LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 1/9/25 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1/9/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th **day of** January, **2025.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

