This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (KAB)
1600 West End Ave., Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1230046 DEEDQC
01/24/2025 12:30:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250124-0005687

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
RLC Properties, LLC	same	04A-D-001.00-C-002
137 Riverwood Drive		042G-B-004.06-C-002
Franklin, TN 37069		086-14-0A-161.00-CO

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Eric G. Sullenger (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to RLC Properties, LLC, a Tennessee limited liability company, (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

This is improved property known as 7332 Planters Road, Fairview, TN 37062, 7211 Rosemary Court, Fairview, TN 37062, and 161 Thistle Lane, Hermitage, TN 37076.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

(Signature on Following Page)

BK/PG: 9652/88-93
25002272

6 PGS : QUITCLAIM DEED	
JESSICA SWEENEY 1024173 - 25002272	
01/24/2025 - 11:49:47 AM	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

04752\002\4129042.v3

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 28 day of December, 2022.

Eric G. Sullenger

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Eric G. Sullenger, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Franklin, Tennessee, this 28 day of December, 2022.

Notary Public

My Commission Expires: 9-2-24

MICHELLE NAGLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.

Eric G. Sullenger, Affiant

Subscribed and sworn to before me this 28 day of December, 2022.

Notary Public

My Commission Expires: 9-2-24

MICHELLE NAGLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

EXHIBIT A

Property Descriptions

7332 Planters Road, Fairview, TN 37062

Land in Williamson County, Tennessee, being Lot No. 38 on the Plan of Revision One Resubdivision of Phase 2, Final Plat of The Meadows at Fairview of record in Plat Book P33, Page 112, in the Register's Office for Williamson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grantor by instrument of record in Book, 9064, Pages 494-496, Instrument No. 22032867, in the Register's Office for Williamson County, Tennessee.

7211 Rosemary Court, Fairview, TN 37062

Being Unit 18, as shown on the Plan of Scarborough Village, Phase 2, Section E, of record in Plat Book P65, Page 142 and annexation of said land, of record in Book 7466, page 774, Register's Office for Williamson County, Tennessee to which reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Rebekah L. Petty, unmarried, by Warranty Deed from Scarborough Home, LLC, a Tennessee limited liability company, of record in Book 7474, Page 767, in the Register's Office of Williamson County, Tennessee, dated September 27, 2018 and recorded on October 02, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

City of Fairview taxes for the year 2022 and thereafter, for tax parcel identification number 042O B 004.06 C 002, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Scarborough Village, Phase 2, Section E, as recorded in Plat Book P65, Page(s) 142.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Scarborough Village Condominium of record in Book 1907, Page 487, as amended in Book 2218, Page 7; as ByLaws recorded in Book 1907, Page 520 and amended in Book 5440, Page 901; as Annexation recorded in Book 2899, Page 294 and Book 7466, Page 774 and Scrivener's Affidavit recorded in Book 7477, Page 697; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4980, Page 699; as amended in Book 5440, Page 898 and as ByLaws recorded in Book 4980, Page 724.

Easement for Right of Way, recorded in Book 6930, Page 819.

Easement recorded in Book 1454, Page 874.

This is improved property located at 7211 Rosemary Court Fairview TN 37062

Being the same property conveyed to Grantor by instrument of record in Book, 8957, Pages 602-603, Instrument No. 22015098, in the Register's Office for Williamson County, Tennessee.

161 Thistle Lane, Hermitage, TN 37076

Land in Davidson County, Tennessee, Being Unit No. 161 on the Plan of Stage Two, Hermitage Meadows, of record in Book 5200, page 682, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to Grantor by instrument of record in Instrument No. 20220823-0095140, in the Register's Office for Davidson County, Tennessee.

I, Jennifer Roberts, 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

December 28, 2024 (date of document).

Affiant Signature Date December 28, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

(Notary's Seal (if on paper)

KIMBERLY ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026