Instrument Prepared by and Mail to:
Keith E. McKissock, Esquire
2020 Delaware Drive
Nolensville, TN 37135

Karen Johnson
Batch # 1241714
02/27/2025 08 28 47 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250227-0014419

ADDRESS NEW OWNER:
Andrews Rental Properties, LLC
1099 Sunset Road
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

Map – Parcel Numbers
188-10-0J-202.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Andrews Farms, LLC, a Nebraska limited liability company, (herein "Grantors") do hereby quitclaim, convey, remise and release unto:

Andrews Rental Properties, LLC, a Tennessee limited liability company, (herein "Grantee"), its successors and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 202, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Carothers Farms Stacked Flats, a Condominium Development, of record as Instrument Number 20180917-0092013 as amended in Instrument Number 20211213-0164890, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, said Unit being depicted on Exhibit "2" of the Tenth Supplement to the Declaration of Covenants, Conditions and Restrictions of Carothers Farms Stacked Flats (Annexing Building 387), of record in Instrument Number 20211213-0164890, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrews Farms, LLC, a Nebraska limited liability company, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20241226-0099874, Register's Office for Davidson County, Tennessee, dated December 19, 2024, and recorded on December 26, 2024.

The conveyance of the above-described parcel of land is subject to the following:
1. Subject to all matters shown on the Plan of record as Instrument Number 20211029-0145243, Register's Office of Davidson County, Tennessee;
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number Master Restriction in Instrument No 20070627-0076581 ,amended in Instrument No. 20070821-0099817, Instrument No 20070921- 0099818, Instrument No 20080515-0049892, Instrument No

20080515-0049893, Instrument No 20171002-0100689, corrected in Instrument No 20171220-0129697 and Instrument No 20180125-0008094 (Davidson Co) DCCR's in Instrument No 20070627-0076582, amended in Instrument No. 20070821-0099817, Instrument No 20070821-0099818, Instrument No 20080515-0049894, Instrument No 20171002-0100688, and Instrument No. 20190321-0025836, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons;

3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq, of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof, also subject to the easements, rights and interest 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 buildings thereon, and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of Carothers Farms Stacked Flats, a Condominium Development of record in Instrument Number 20180917-0092013, amended and supplemented in Instrument No 20190430-0039885, amended and supplemented in Instrument No 20190710-0066979, amended and supplemented in Instrument No 20200327-0033524, amended and supplemented in Instrument No. 20200327-0033525, amended and supplemented in Instrument No 20200327-0033526 and amended and supplemented in Instrument No 20201110-0132740, Instrument No 20210629-0087678, Instrument No 20210629-0087676, Instrument No 20211130-0158065, Instrument No 20211130-0158066, Instrument No 20211213-0164887, Instrument No 20211213-0164888, Instrument No 20211213-0164889, Instrument No 20211213-0164890, Instrument No 20211213-0164888, and Instrument No 20230320-0019923, Register's Office for Davidson County, Tennessee;

4. Charter for Carothers Farms Stacked Flats Condominium Association, Inc of record in Instrument Number 20180913-0091045, in the Register's Office for Davidson County, Tennessee;

5. Charter for Homeowners Association of record in Instrument Number 20070307-0027908, in the Register's Office for Davidson County, Tennessee;

6. Assignment of Declarants Rights of record in Instrument Number 20171002-0100690, in the Register's Office for Davidson County, Tennessee;

7. Grant of Water Service Line Easement of record in Instrument Number 20220407-0040684, in the Register's Office for Davidson County, Tennessee;

8. Parking and Maintenance Easement of record in Instrument Number 20180719-0070523, in the Register's Office for Davidson County, Tennessee;

9. Sewer Line Easement of record in Book 9975, Page 541 and Instrument No 20170302-0020826, in the Register's Office for Davidson County, Tennessee;

10. Easement to Colonial Pipeline Co of record in Book 3578, Page 491, Book 3611, Page 195 and Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee;

11. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20070711-0082648 and Instrument No 20070810-0095900, in the Register's Office for Davidson County, Tennessee;

12. Easement and Memorandum Agreement of record in Instrument Number 20070123-00009057 and Assignment of Easement in Instrument No 20140827-0078032, in the Register's Office for Davidson County, Tennessee;
13. Access Drainage, Utility and Pedestrian Easement of record in Instrument Number 20070119-0007972, in the Register's Office for Davidson County, Tennessee;
14. Right of Way for Public Roadway of record in Instrument Number 20070511-0056717, Instrument No 20070511-0056718 and Instrument No 20070511-0056719, in the Register's Office for Davidson County, Tennessee;
15. Restriction for Storm Water Facilities and Systems of record in Instrument Number 20190508-0043213 and Instrument No 20201013-0118762, in the Register's Office for Davidson County, Tennessee;
16. 2025 County Taxes are assumed by the Grantee.

Being also known as 1026 Stoneleigh Lane #202, Nolensville, TN 37135.

The legal description is the same as the previous instrument of record.

Grantor, is the sole member of both LLC's, and as such is the same person. This is a Quitclaim Deed and is therefore a tax-exempt transfer.

IN WITNESS WHEREOF, I, Jon D. Andrews, II, President, have hereunto set my signature this 3rd day of February, 2025.

Andrews Farms, LLC

By: _____
Jon D. Andrews, II, President

State of Tennessee)
County of Williamson)

On this the 3rd day of February, 2025, before me, a Notary Public, personally appeared Jon D. Andrews, II, President of Andrews Farms, LLC, a Nebraska limited liability company,, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

KEITH E. MCKISSOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 03/11/2025

State of Tennessee)
County of Williamson)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

Rhonda L McKissock
AFFIANT

Subscribed and sworn to before me this
3rd day of February, 2025.

Notary Public

My commission expires: 03/16/2025

KEITH E. MCKISSOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON