Karen Johnson Davidson County
Batch # 1245641 DEEDQC
03/11/2025 08:35 28 AM 3 pgs
Fees $17 00 Taxes $0 00
20250311-0018134

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

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

SEND TAX BILL TO:
Owner

Map – Parcel Numbers
188-10-0A-423.00-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 Lot No 423 on the Plan of Phase 10, Section 1B, Carothers Crossing of record in Plat at Instrument No 20230206-0008526, 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 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 20241226-0099864, Register's Office for Davidson County, Tennessee, dated December 23, 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 20230206-0008526, 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 20070627-0076582, amended in Instrument No 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20171002-0100688, Instrument No 20190321-0025836 and Instrument No. 20210625-0086747, 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. Assignment of Declarants Rights of record in Instrument Number 20171002- 0100690, in the Register's Office for Davidson County, Tennessee;
4. Quitclaim Deed of Common Areas to Homeowners Association of record in Instrument Number 20180719-0070522, in the Register's Office for Davidson County, Tennessee;
5. Parking and Maintenance Easement of record in Instrument Number 20180719-0070523, in the Register's Office for Davidson County, Tennessee;
6. Charter for Homeowners Association of record in Instrument Number 20070307-0027908, in the Register's Office for Davidson County, Tennessee;
7.i 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;
8. Easement and Memorandum Agreement of record in Instrument Number 20070123-0009057 and Assignment of Easement in Instrument No 20140827-0078032, in the Register's Office for Davidson County, Tennessee;
9. Access Drainage, Utility and Pedestrian Easement of record in Instrument Number 20070119-0007972, in the Register's Office for Davidson County, Tennessee;
10. 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;
11. Reservations contained in Deed of record in Instrument Number 20170628-0065119, in the Register's Office for Davidson County, Tennessee;
12. Restrictions for Storm Water Facilities and Systems of record in Instrument Number 20190508-0043213 and Instrument Number 20211022-0142369, in the Register's Office for Davidson County, Tennessee;
13. Sewer Line Easement of record in Book 9975, Page 541 and Instrument No 20170302-0020826, in the Register's Office for Davidson County, Tennessee;
14. 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;
15. Restrictions of record as Instrument Number 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 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons;
16. 2025 DAVIDSON County Taxes.

Being also known as 336 Savoy Loop, 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: 03/16/2025

State of Tennessee)
County of Williamson)

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

_____
AFFIANT

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

_____
Notary Public

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

My commission expires: 03/16/2025