Karen Johnson
Batch # 1245641
03/11/2025 08 35 28 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250311-0018136

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
114-15-1B-078.00 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:

Tract 1
Land in Davidson County, Tennessee being Townhome Lot 78 Private Element of Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes, appearing of record in Instrument No. 20211105-0148324, amended in Instrument No. 20220314-0029617 and Instrument No. 20221212-0128620, and Instrument No. 20230426-0030536, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Townhome as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By- Laws of the Townhome Association.

Reference is hereby also made to Final Subdivision Plat of Harpeth Heights of record in Instrument No. 20210519-0067525, As Corrected by Surveyors Certificate of Clarification in Instrument No. 20231006-0079095, and any amendments thereto, Register's Office for Davidson County, Tennessee, the property within which is subject to the above- referenced' Declaration, and the referenced Plat.

Tract 2
TOGETHER WITH those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument Number 20201211-0145290, in the Register's Office for Davidson County, Tennessee, (ii) in that certain Access Easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument Number 20210115-0007399, in the Register's Office for Davidson County, Tennessee, and (iv) on that certain Plan of record in Plat Book 7900, Page 621, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrews Farms, LLC, a Nebraska limited liability company, by deed from Beazer Homes, LLC, a Delaware limited liability company, of record in Instrument No. 20240301-0014485, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD, AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

Being also known as 615 Old Hickory Boulevard #733, Nashville, TN 37209.

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 31st 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.

AFFIANT

Subscribed and sworn to before me this 31st day of February, 2025.

Notary Public

My commission expires: 03/11/2025

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