Prepared By:
Pillar Title and Escrow, LLC
4205 Hillsboro Road, Suite 210
Nashville, Tennessee 37215

Address New Owner(s)
ERF Enterprises, LLC
6688 Nolensville Road, Suite 108, Mailbox 1092
Brentwood, Tennessee 37027

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
050020D14600CO

State of Tennessee
County of Davidson

The actual consideration for this transaction is $1.00.

AFFIANT

Subscribed and sworn to me this 1st day of May, 2025.

Notary Public
My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged **ERIN FORNEY, F/K/A ERIN RECH** ("Grantor(s)") does hereby quitclaim and convey unto **ERF ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee(s)"), their heirs and assigns, all of my 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:

Land in Davidson County, Tennessee, being Unit No. 146 on the plan of Thornton Grove Phase 2B Horizontal Property Regime, filed as Exhibit to and established by First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 1 B & 1 C), of record in Instrument No. 20201209-0143747, having been amended by Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (annexing Phase 2B Townhome Property) in Instrument No. 20220421-0046291, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Erin Rech, unmarried woman, by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes, dated February 22, 2023, recorded February 22, 2023, of record in Instrument No. 20230222-0012487, Register's Office for Davidson County, Tennessee.

This is improved property known as **2757 THORNTON GROVE BLVD, UNIT 201, TENNESSEE 37207.** Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of May, 2025.

ERIN FORNEY

State of Tennessee
County of Davidson

On this 1st day of May, 2025, before me personally appeared Erin Forney, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 1st day of May, 2025.

Notary Public
My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1269844 DEEDQC
05/07/2025 10:53:37 AM 1 pg
Fees: $12.00 Taxes: $0.00

20250507-0035678