Karen Johnson Davidson County
Batch# 1289890 DEEDQC
06/25/2025 11:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250625-0050049

QUITCLAIM DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF JUNE, 2025.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

Jeremy H. Cherry
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL NOS.#
The Meadows at Christiansted Valley Homeowners Association, Inc. c/o Association Management of Middle Tennessee 421 East Iris Drive, Suite 203 Nashville, TN 37204	SAME ADDRESS AS NEW OWNER	172100E90000CO 172100E90100CO 172100E90200CO

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Regent Homes, LLC, a Tennessee Limited Liability Company **(hereinafter referred to as "Grantor")**, by these presents, quitclaims, grants and convey unto The Meadows at Christiansted Valley Homeowners Association, Inc., a Tennessee non-profit corporation **(hereinafter referred to as "Grantee")**, its successors and/or assigns, all its right, title and interest in and to the following tracts of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor have caused its name to be signed hereto by its duly authorized officer on this the 25th day of June, 2025.

Regent Homes, LLC, a Tennessee Limited Liability Company

By: _____
David C. McGowan, Jr., Chief Manager

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Regent Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on June 25, 2025.

_____
NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

EXHIBIT "A"
Legal Descriptions

Tract 1:

Open Space "902" and any all other "Open Space" or "Common Area" as shown on the Plan of Final Plat of The Meadows at Christiansted Valley, Phase 1 of record in Plat at Instrument No. 20190701-0063770, 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 part of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Special Warranty deed from Charles Henry White, individually and Charles Henry White, Trustee of the Trust David Aaron White established under the Last Will and Testament of Charles M. White, deceased of record in Instrument No. 20170127-0009284 Register's Office for Davidson County, Tennessee, dated January 27, 2017 and recorded on January 27, 2017.

Tract 2:

Open Space "OS-1" and "OS-2" and any and all "Open Space" or "Common Area" as shown on the Plan of Final Plat of The Meadows at Christiansted Valley, Phase 2 of record in Plat at Instrument No. 20191121-0120461, 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 a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Charles Henry White, individually and Charles Henry White, Trustee of The Trust of David Aaron White established under the Last Will & Testament of Charles M. White, deceased, of record as part of Docket No. 12P-1515, in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, of record in Instrument No. 20170127-0009284 Register's Office for Davidson County, Tennessee, dated January 27, 2017 and recorded on January 27, 2017.

Certificate of Authenticity

I, Leigh Norton, 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 June 25, 2025
Date

Affiant Signature

June 25 2025
Date

State of Tennessee

County of Davidson

Sworn and subscribed to me this 25th day of June, 2025

Notary's Signature

My Commission Expires: 3/20/2028
Date

Notary's Seal (if on paper)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028