This instrument prepared by:
Matthew Sipf, Esq.
401 Church Street, Suite 2720
Nashville, Tennessee 37219
CONSIDERATION OR
(615) 942-5168

Karen Johnson Davidson County
Batch # 1292608 DEEDQC
07/02/2025 09 26 36 AM 3 pgs
Fees $17 00 Taxes $0 00

20250702-0052146

LOLITA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF FRANKLIN

STATE OF TEMMESSEE)
COUNTY OF ~~DAVIDSON~~ FRANKLIN)

THE ACTUAL

VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of June, 2025.

Notary Public
My Commission Expires: 9/22/2026

This Instrument was prepared by information provided by the parties with no title examination being made, and the parties hereto hold Matthew Sipf, Esq. and Brothers and Sipf Business Law, PLC, and their members and employees, harmless from any and all liability in connection herewith.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
AFM Saddlecreek, LLC ,	Same as New Owner	175 2 G 47CO
6033 Christiansted Ln.		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **ASHLEY LYNN MANNING** ("Grantor") quitclaims, transfers, and conveys unto **AFM SADDLECREEK, LLC** ("Grantee") all of her right, title, and interest in and to certain real property in Davidson County, Tennessee, known as and located at 4099 Saddlecreek Way, Antioch, TN 37013, which is more particularly described in **Exhibit A**.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on June 27, 2025.

Grantor:

Ashley Lynn Manning

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Franklin

Personally appeared before me, the undersigned, a Notary Public for said County and State, **Ashley Lynn Manning**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged that she has executed the foregoing instrument for the purposes contained therein.

Witness My Hand this 27th day of June, 2025.

Lolita Jones
NOTARY PUBLIC

LOLITA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FRANKLIN

My Commission Expires: 9/22/2026

LEGAL DESCRIPTION
EXHIBIT A

Being all of Unit No. 6205, on the plan of Old Hickory Commons, Section Five, A Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20190502-0040940 , and amended in Instrument No. 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ashely Lynn Manning, Single Woman, by deed from Ole South Properties, Inc., a Tennessee, Corporation, dated April 15, 2020, appearing of record in Instrument No. 20200423-0042970 of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, contained in instrument of record in Instrument Number 20190502-0040940, and amended in Instrument Number 20190502-0040941 and also in the Amended and Restated Declaration of Protective Covenants , Conditions and Restrictions and Master Deed for Old Hickory Commons, filed for record as Instrument Number 20070920-00112646, Instrument Number 20071213-0143334, Instrument Number 20080710-0071087, Instrument Number 20080317-0026338, Instrument Number 20101222-0101832, Instrument Number 20130322-0028759, Instrument Number 20140207-0011094, Instrument Number 20170602-0055284, Instrument Number 20081117-0113467, Instrument Number 20130322-0028759 and Instrument Number 20140207-0011094; Stormwater Detention Agreement for Old Hickory Commons filed as Instrument Number 20060307-0026092; Fifty-Foot Colonial Pipeline Easement filed for record in Book 3570, page 11; A Communications Equipment Easement granted to Tennessee Telephone Company, a Tennessee Corporation d/b/a TDS Telecom of record in Instrument Number 20080709-0070604 and Instrument Number 20081121-0114642; Grant of Easement between Old Hickory Commons, LLC and Comcast of Nashville I, LLC of record in Instrument Number 20161212-0130102; Transmission Line Easements of record in Book 2344, page 432, Book 4425, page 535 and Book 11124, page 716; Boundary Plat of record in Instrument Number 20190820-0083637; and to any and all matters shown on said plat and survey of record in Instrument Number 20190502-0040940 and amended in Instrument Number 20190502-0040941, all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.