Karen Johnson Davidson County
Batch# 1329847 DEEDQC
10/03/2025 09:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251003-0078890

Prepared by:
The Law Office of Jami K. Averwater
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Affiant

Subscribed and Sworn before me this 22nd day of September, 2025.

Notary Public
My commission expires: 2-24-26

JENNIFER RIDENOUR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Old Hickory Commons Homeowners' Association, Inc. 50 Vantage Way, Ste 100 Nashville, TN 37228	Ghertner & Company, LLC 50 Vantage Way, Ste 100 Nashville, TN 37228	**175/2/B/902.00** **175/2/B/903.00** **175/2/B/904.00** **175/2/B/905.00** **175/2/B/906.00** **175/2/B/907.00** **175/2/B/908.00** **175/2/B/909.00**

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof are hereby acknowledged, **Old Hickory Commons, LLC, a Tennessee Limited Liability Company,** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Old Hickory Commons Homeowners' Association, Inc., a Tennessee Non-Profit Corporation,** hereinafter the Grantee, all the right, title and interest in and to the following real property, located in Davidson County, Tennessee, to-wit:

Being all areas designated as "COMMON ELEMENT," other common areas, sanitary sewer easement areas, drainage easements, detention and/or retention areas, sidewalk easements, and utility easement areas as shown on the plats for Old Hickory Commons, Sections Two and Three, of record in Instrument No. 20081016-0104151; Instrument No. 20081016-0104157; Instrument No. 20081117-0113467; and as amended in Instrument No. 20130322-0028759, all in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Old Hickory Commons, LLC, by deeds of record in Instrument No. 20050415-0042164, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

THIS PREPARER IS THE DRAFTSMAN ONLY OF THIS DOCUMENT AND IS NOT THE PERSON RESPONSIBLE FOR CLOSING THIS TRANSACTION, AND THE PARTIES AGREE THAT THE DRAFTSMAN WILL NOT BE CONSTRUED AS A PERSON REQUIRED TO REPORT THIS TRANSACTION UNDER IRS §5064 (E) OR OTHER APPLICABLE LAW.

Witness my hand this 22nd day of SEPTEMBER, 2025.

OLD HICKORY COMMONS, LLC
A Tennessee Limited Liability Company

By: _____
John D. Floyd, President

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

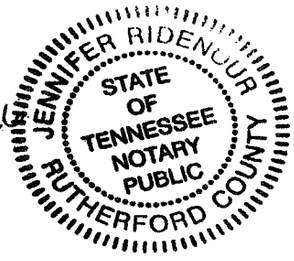
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, John D. Floyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the President of the within named Old Hickory Commons, LLC, a Tennessee Limited Liability Company, and he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS MY HAND and official seal at office on this the 22nd day of September, 2025.

Jennifer Ridenour

Notary Public

My Commission Expires: 2-24-26



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **09/22/2025** (date of document).

Jami K Averwater

Affiant Signature

10/03/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **3rd** day of **October**, 2025.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

