Karen Johnson Davidson County
Batch# 1338686 DEEDQC
10/27/2025 11:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251027-0085174

Name and Address of New Owner:
NashvegasVillas LLC
109 Peabury Lane Madison, AL 35758
Send Tax Bills To:
same

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

map and parcel: 135120F038000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Roland Lee Matthews III** , "the Grantor," convey and quitclaim unto **NashvegasVillas LLC** "the Grantees," all their interest in the following described real estate :

SEE EXHIBIT A

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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.

Being the same property conveyed in Inst# 20240530-0040175, said Register's office

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of September, 2025, before me personally appeared **Roland Lee Matthews III**, 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's (or persons') free act and deed.

Witness my hand, at office, this 5th day of September, 2025.

Notary

My commission expires: 11/25/2028

KYLE McQUEENEY NOTARY PUBLIC ALABAMA STATE AT LARGE

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of September, 2025.

Notary Signature

My commission expires: 11/25/2028

KYLE McQUEENEY NOTARY PUBLIC ALABAMA STATE AT LARGE

A Certain Townhome located in Davidson County, Tennessee, being Unit No. 38 The Golf Retreat at Nashboro II ("GRAN II"), A Horizontal Property Regime, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Amended and Restated Master Deed establishing Declaration of Covenants, Conditions and Restrictions for The Golf Retreat at Nashboro II ("GRAN II"), a Horizontal Properly Regime of record in Instrument Number 20220518-0057555 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, private elements and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Amended and Restated Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Amended and Restated Master Deed Instrument No. 20220518-0057555.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 October 20, 2025 (date of document)

Regina Sullo

Affiant Signature

October 20, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 20th day of October, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202510270085174