Karen Johnson Davidson County
Batch# 1340229 DEEDQC
10/30/2025 10:38:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251030-0086423

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 29th DAY OF OCTOBER, 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 #
Shane Point Homeowners Association, Inc. c/o Associa Tennessee Management 100 Winners Circle, Suite 180 Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	17200015700

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Regent Homes, LLC, a Tennessee Limited Liability Company **(collectively "Grantor")**, by these presents, quitclaims, grants and convey unto Shane Point Homeowners Association, Inc., a Tennessee not for profit corporation **("Grantee")**, its successors and/or assigns, all its right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

This conveyance is made subject to the Metro Ordinance No. BL2006-1109; the Plat for Shane Point of record in Instrument No. 20101021-0084160, Register's Office for Davidson County, Tennessee; the Declaration of Covenants, Conditions, Restrictions for Shane Point, of record in Instrument No. 20100826-0067674, said Register's Office as corrected by Scrivener's Affidavit of record in Instrument No. 20100827-0068089, in said Register's Office.

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 has caused its name to be signed hereto by its duly authorized officer on this the 29th day of October, 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, by signing the name of the limited liability company as Chief Manager.

Witness my hand, at office, on October 29, 2025.

_____
NOTARY PUBLIC

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

EXHIBIT "A"

Prepared By:
Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

6231 NOLENSVILLE PIKE, NASHVILLE, TN – DESIGNATED AS OPEN SPACE

Being a 0.454 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being the same property conveyed to Regent Homes, LLC as evidenced by Deed of record at Instrument Number 20070323-0035373, Register's Office for Davidson County, Tennessee, and being more particularly described according to surveys by Anderson-Delk & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated January 6, 1999, and November 1, 2002, as follows:

Starting at an iron pin found on the westerly right-of-way of Nolensville Pike, said point being the most southeasterly corner of the plan of "Revision to Shane Point", of record at Instrument No. 20101021-0084160, Register's Office Davidson County, Tennessee, and the northeasterly corner of an open space tract on the plan of Brookview Forest, Phase Five, of record in Instrument No. 20090309-0021109, Register's Office Davidson County, Tennessee;
Thence with the northerly line of said plan of Brookview Forest, South 66 Degrees 24 Minutes 57 Seconds West a distance of 739.20 to an iron pin set at the most southwesterly corner of said plan of Shane Point, the **Point of Beginning;**
Thence continuing with the northerly line of Brookview Forest, South 66 Degrees 24 Minutes 57 Seconds West a distance of 60.42 feet to a point;
Thence with the easterly line of Open Space "A" on the plan of Highland Creek, Section Two, of record in Instrument No. 20030424-0055118, Register's Office Davidson County, Tennessee, North 00 Degrees 52 Minutes 25 Seconds East a distance of 372.22 feet to a point in the southerly line of the Metro Government Property of record in Instrument No. 20020227-0025270, Register's Office Davidson County, Tennessee;
Thence with the southerly line of said Metro Government Property, South 88 Degrees 49 Minutes 29 Seconds East a distance of 55.00 feet to an iron pin set at the northwesterly corner of the afore-said plan of Shane Point;
Thence with the westerly line of said plan of Shane Point, South 00 Degrees 52 Minutes 25 Seconds West a distance of 346.92 feet to the Point of Beginning, containing 19,776 Square Feet or 0.454 Acres, more or less.

Being a portion of the same property conveyed to Holt Valley, LLC by Deed from Richard A. Nelson and wife, Christine M. Nelson of record in Book 11294, Page 633; said owner further signed a Quitclaim Deed to Holt Valley, LLC, of record in Book 11294, Page 658, Register's Office for Davidson County, Tennessee. The said Holt Valley, LLC, a Tennessee limited liability company, merged with Holt Valley, a Tennessee general partnership, leaving Holt Valley, a Tennessee general partnership as the surviving entity, as recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20010215-0014437.

Further, being a portion of the same property conveyed to McGowan Family Limited Partnership, a Tennessee limited partnership by Warranty Deed from Holt Valley, a Tennessee general partnership of record in Instrument No. 20060925-0118499 and corrected by Instrument of Correction to Warranty Deed of record in Instrument No. 20191206-0126264, Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Regent Homes, LLC as evidenced by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20070323-0035373, Register's Office for Davidson County, Tennessee and corrected by Instrument of Correction to Quitclaim Deed of record in Instrument No. 20191206-0126389, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 29, 2025 (date of document).

Affiant Signature

October 30, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

