Karen Johnson Davidson County
Batch# 1359022 DEEDQC
12/17/2025 01:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251217-0100391

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS NEW OWNER:
Lanier Park Homeowners Association, Inc.
632 Bakers Terrace
Spencer, TN 38585

SEND TAX BILLS TO:
New Owner

MAP & PARCEL NO:
043140B04700CO
043140B00100CO

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Affordable Housing Resources, Inc.**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Lanier Park Homeowners Association, Inc., a Tennessee not-for-profit corporation**, all of their rights, title and interest in and to certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

Being the Open Spaces in Lanier Park, as shown on the map entitled Final Plat, Lanier Park, Phase One, of record in Instrument No. 20021022-0129511, Register's Office for Davidson County, Tennessee, and attached hereto as Exhibit A.

Being a portion of the same property conveyed to Affordable Housing Resources, Inc. by Warranty Deed from Oliver H. Dale and Robert Slate, Diane D. Haviland and Deborah D. Carter, of record in Instrument No. 20010420-0039323, Register's Office for Davidson County, Tennessee.

This is the open spaces in Lanier Park known as **0 Lombardia Lane, Madison, TN 37115.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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 hereunder set his hand this 16 day of December, 2025.

GRANTOR:

AFFORDABLE HOUSING RESOURCES, INC.:

By: _____
E.D. Latimer
Its: CEO of Affordable Housing Resources, Inc.

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **E.D. Latimer**, 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 CEO of **Affordable Housing Resources, Inc.,** the within named bargainor, a corporation, and that he has executed the within instrument for the purposes stated therein by signing the name of the corporation by himself as its CEO.

Witness my hand and official seal this the 16th day of December, 2025

Notary Public

My Commission Expires: 10/21/2028

CYNTHIA Y PERAZA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 16 day of December, 2025

NOTARY PUBLIC

My Commission Expires: 10/21/2028

CYNTHIA Y PERAZA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028

True Copy of Certification

I, Luke Kellum, 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 is a true and correct copy of the original document executed and authenticated according to law on 12/16/2025.

Signature

Date: 12/16/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn and subscribed before me this the 16th day of December, 2025

Notary Public

My commission Expires: 3/7/26

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

SEAL