# QUITCLAIM DEED

Karen Johnson
Batch # 1375543
02/04/2026 08:10:01 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260204-0007601

T-VND-25-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF Jan, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Vastland Northcrest Development, LLC, a Tennessee limited liability company** | **New Owner** | |
| (NAME) | (NAME) | **033-04-0D-219.00-CO** |
| **209 Dry Creek Commons Drive,** | | |
| (ADDRESS) | (ADDRESS) | |
| **Goodlettsville, TN 37072** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VASTLAND/EATHERLY/MCCLUNG/DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **VASTLAND NORTHCREST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain property located in Davidson County, Tennessee, being Unit No. 219, of Dry Creek Commons, Phase II, a Planned Unit Development 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 Declaration of Covenants, Conditions and Restrictions establishing Dry Creek Commons, of record in Instrument No. 20200529-0055770 and Re-recorded in Instrument No. 20200612-0060166, Amendment in Instrument No. 20220222-0019942, and Amendment No. 2 in Instrument No. 20220222-0019943 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, 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 to said Declaration of Covenants, Conditions and Restrictions.

Being a portion of the same property conveyed to Vastland Eatherly Mcclung, LLC by Warranty Deed from Spaceport U.S.A., Inc., a Florida Corporation of record in Book 10207, Page 698, Register's Office for Davidson County, Tennessee, dated September 18, 1996 and recorded on September 30, 1996.

Being a portion of the same property conveyed to Vastland/Eatherly/Mcclung/Development, LLC by Quitclaim Deed from J. D. Eatherly of record in Instrument No. 20050926-0114844, Register's Office for Davidson County, Tennessee, dated August 22, 2005 and recorded on September 26, 2005.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **209 Dry Creek Commons Drive, Goodlettsville, Tennessee 37072**.

Witness my/our hand(s) this the 29th day of January, 2026.

VASTLAND/EATHERLY/MCCLUNG/DEVELOPMENT, LLC

BY: Brian Mitchell

ITS: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Agent of VASTLAND/EATHERLY/MCCLUNG/DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of January, 2026.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212