Karen Johnson Davidson County
Batch# 1393360 DEEDQC
03/16/2026 02:28:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260316-0020835

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 DAY OF MARCH, 2026.

NOTARY PUBLIC

MORIAH LEIGH NORTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

THIS INSTRUMENT WAS PREPARED BY:

William H. Ball, Esq.
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thornton Grove Homeowners Association, Inc. 50 Vantage Way, Suite 100 Nashville, TN 37228	SAME ADDRESS AS NEW OWNER	050020C90000CO 050020C90100CO 050020C90200CO 050020C90300CO 050020C90400CO 050020C90500CO 050020E90000CO 050020E90100CO 050020E90200CO 050020E90300CO 050020E90400CO 050020E90600CO 050020E90700CO 050020E90800CO 050020E90900CO 050020E91000CO 050020E91100CO 050020E91200CO 05000012900 (part of) 050020E91500CO 050020E91600CO 050020E91700CO

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Thornton Grove Green, LLC**, a Delaware limited liability company **("Grantor")**, by these presents, quitclaims, grants and conveys unto **Thornton Grove 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(s) of land in Davidson County, State of Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

This is unimproved property located in Thornton Subdivision, Nashville, Davidson County, Tennessee.

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.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 3 day of ~~February~~ MARCH, 2026.

Thornton Grove Green, LLC,
a Delaware limited liability company

By: _____

Name: Frank Cartolano

Title: Authorized Agent

STATE OF ~~TENNESSEE~~ CONNECTICUT,
COUNTY OF Fairfield,

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Frank Cartolano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself/herself to be the Authorized Agent of Thornton Grove Green, LLC, a Delaware limited liability company, the within named bargainor, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as Authorized Agent.

Witness my hand, at office, this 3 day of ~~February~~ March, 2026.

_____
Notary Public

My Commission Expires: Dec 31, 2027

ALEXA ARPAIA
NOTARY PUBLIC
FAIRFIELD COUNTY
My Commission Expires Dec. 31, 2027

ALEXA ARPAIA NOTARY PUBLIC CONNECTICUT

EXHIBIT "A"
LEGAL DESCRIPTION

Phase 1A - Open Space

(Map/Parcel 050020C90000CO, 050020C90100CO, 050020C90200CO & 050020C90300CO):

Land in Davidson County, Tennessee, being Open Space Nos. 900, 901, 902, and 903, as well as any other common area or open space, on the Plan of Final Plat, Thorton Grove PUD, Phase 1A, of record in Plat at Instrument No. 20200515-0051025, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Phase 1B & 1C – Open Space

(Map/Parcel 050020C90400CO & 050020C90500CO)

Land in Davidson County, Tennessee, being Open Space Nos. 904 and 905, as well as any other common area or open space, on the Plan of Final Plat, Thorton Grove PUD, Phase 1B & 1C, of record in Plat at Instrument No. 20200828-0097695, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Phase 2A – Open Space

(Map/Parcel 050020E90000CO, 050020E90100CO, 050020E90200CO, 050020E90300CO & 050020E90400CO)

Land in Davidson County, Tennessee, being Open Space Nos. 900, 901, 902, 903 and 904, as well as any other common area or open space, on the Plan of Final Plat, Thorton Grove PUD, Phase 2A, of record in Plat at Instrument No. 20210908-0120324, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Phase 3A – Open Space

(Map/Parcel 050020E90600CO & 050020E90700CO)

Land in Davidson County, Tennessee, being Open Space Nos. 905 and 906, as well as any other common area or open space, on the Plan of Final Plat, Thorton Grove PUD, Phase 3A, of record in Plat at Instrument No. 20220420-0045367, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Phase 3B – Open Space

(Map/Parcel 050020E90800CO, 050020E90900CO, 050020E91000CO, 050020E91100CO, & 050020E91200CO)

Land in Davidson County, Tennessee, being Open Space Nos. 906, 907, 908, 909, and 910, as well as any other common area or open space, on the Plan of Final Plat, Thorton Grove PUD, Phase 3B, of record in Plat at Instrument No. 20221207-0127610, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Phase 4A – Open Space

(Map/Parcel 05000012900 (part of))

Land in Davidson County, Tennessee, being Open Space Nos. 913 and 914, as well as any other common area or open space, on the Plan of Final Plat, Thorton Grove PUD, Phase 4A, of record in Plat at Instrument No. 20240124-0004749, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Phase 4B – Open Space

(Map/Parcel 050020E91500CO, 050020E91600CO & 050020E91700CO)

Tract I:

Land in Davidson County, Tennessee, being Open Space Nos. 915 and 916, as well as any other common area or open space, on the Plan of Final Plat, Thornton Grove PUD, Phase 4B, of record in Plat at Instrument No. 20241219-0098818, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II:

Land in Davidson County, Tennessee, being Open Space No. 917, as well as any other common area or open space, on the Plan of Final Plat, Resubdivision of Lot 294 Thornton Grove PUD, Phase 4B, of record in Plat at Instrument No. 20251202-0095316, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Thornton Grove Green, LLC, a Delaware limited liability company by deeds of record in Instrument No. 20180329-0029387, Instrument No. 20180329-0029388, Instrument No. 20180329-0029389, Instrument No. 20180329-0029390, and Instrument No. 20180329-0029391, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Thornton Grove Green, LLC, a Delaware limited liability company by Quitclaim Deed for Combining Property Into One Map and Parcel Number Deed from Thornton Grove Green, LLC, a Delaware limited liability company of record in Instrument No. 20191017-0106509, Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 17, 2019.

Certificate of Authenticity

I, Leigh Norton, 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 March 3, 2026

Date

Affiant Signature

March 3, 2026

Date

State of Tennessee

County of Davidson

Sworn and subscribed to me this 3rd day of March 2026

Notary's Signature

My Commission Expires: 3/20/2028

Date

Notary's Seal (if on paper)

