Karen Johnson Davidson County
Batch# 1393362 DEEDQC
03/16/2026 02:30:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260316-0020837

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 Townhome Owners Association, Inc. 50 Vantage Way, Suite 100 Nashville, TN 37228	SAME ADDRESS AS NEW OWNER	050020D90000CO 050020D90100CO

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 Townhome Owners 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 Cardano

Title: Authorized Agent

STATE OF ~~TENNESSEE~~ CONNECTICUT,
COUNTY OF FAIRFIELD,

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Frank Cardano, 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: 12/31/2027

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

ALEXA ARPAIA NOTARY PUBLIC CONNECTICUT

EXHIBIT "A"
LEGAL DESCRIPTION

Phase 1B & 1C – Common Elements

(Map/Parcel 050020D90000CO)

Land located in Davidson County, Tennessee, being all of the Common Elements, as well as any common area or open space, of Thornton Grove, established pursuant to the provisions 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 for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument No. 20200608-0058652, in the Register's Office of Davidson, Tennessee; said Common Elements being depicted on Exhibit 3 of the First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C) of record in Instrument No. 2021209-0143747, in the Register's Office of Davidson, Tennessee, to which reference is hereby made for a more particular description of said property.

Phase 2B – Common Elements

(Map/Parcel 050020D90100CO)

Land located in Davidson County, Tennessee, being all of the Common Elements, as well as any common area or open space, of Thornton Grove, established pursuant to the provisions 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 for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument No. 20200608-0058652, in the Register's Office of Davidson, Tennessee; said Common Elements being depicted on Exhibit 2 of the Third Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 2B) of record in Instrument No. 20220421-0046291, in the Register's Office of Davidson, Tennessee, as corrected by the Instrument of Correction to the Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes (Horizontal Property Regime with Private elements) (Annexing Phase 2B Townhome Property) of record in Instrument No. 20250204-0008526, in the Register's Office of Davidson, Tennessee, to which reference is hereby made for a more particular description of said 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)

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