Karen Johnson Davidson County
Batch# 1423252 DEEDQC
05/20/2026 02:21:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260520-0045637

RECORD & RETURN TO:
Ortale Kelley Law Firm, PLLC (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201

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 OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on May 20, 2026.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY LAW FIRM, PLLC (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201

NOTE: THIS DEED WAS PREPARED BY INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED BY THE PREPARER.

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Autumn View Homeowners Association, Inc. c/o Ghertner & Company 50 Vantage Way, Ste. 100 Nashville, TN 37228	NEW OWNER	181 07 0A 901.00 (AV1 – OS2) 181 10 0 015.00 (a p/o AV1 – OS2) 181 07 0A 902.00 (AV1 - OS3) 181 07 0A 903.00 (AV1 – OS4) 181 07 0A 904.00 (AV1 – OS5) 181 07 0A 905.00 (AV2A – OS1) 181 07 0A 906.00 (AV2A – OS2) 181 07 0A 907.00 (AV2B – OS 1) 181 11 0D 901.00 (Hill 1A – OS 2) 181 11 0D 902.00 (Hill 1A – OS 3) 181 11 0E 903.00 (Hill 1B – OS 4) 181 11 0E 901.00 (Hill 1B – OS 5) 181 11 0E 902.00 (a p/o Hill 1B – OS 5) 181 11 0D 903.00 (Hill 1B – OS 6) 181 11 0E 900.00 (Hill 2 – OS 7) 181 11 0D 904.00 (Hill 2 – OS 8) 181 11 0D 905.00 (Hill 2 – OS 9)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GREEN TRAILS, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** does hereby quitclaim and convey all of his

rights, title and interest unto AUTUMN VIEW HOMEOWNERS ASSOCIATION, INC., a Tennessee nonprofit corporation, hereinafter called **"GRANTEE,"** its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, and more fully described as follows:

SEE EXHIBIT A ATTACHED

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 20th day of May, 2026.

GREEN TRAILS, LLC

By: _____
Rick Deckbar, Chief Manager

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Rick Deckbar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager of GREEN TRAILS, LLC, a Tennessee limited liability company, and that he as Chief Manager of the company, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Chief Manager of the company.

Witness my hand and official seal at office at Nashville, Tennessee on this the 20th day of May, 2026.

_____
Notary Public

My Commission Expires: _____

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

EXHIBIT A
Legal Description

Tract 1

Land in Davidson County, Tennessee, being OS-2, OS-3, OS-4, OS-5, the cemetery, and any other common areas or open space as shown on the Final Plat of Autumn View (Formerly Brinkley Property Subdivision) Phase One, of record in Instrument No. 20171117-0118274, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Included in the description above by reference, but, for the purposes of clarity, is explicitly excluded from the conveyance herein is OS-1 as shown on the Final Plat of Autumn View (Formerly Brinkley Property Subdivision) Phase One, of record in Instrument No. 20171117-0118274, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being a portion of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company, by Warranty Deed from The Principals Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20151030-0110859, in the Register's Office for Davidson County, Tennessee.

Tract 2

Land in Davidson County, Tennessee, being OS-1, OS-2, and any other common areas or open space as shown on the Final Plat of Autumn View, Phase Two A (formerly Brinkley Property Subdivision Phase 2A), of record as Instrument Number 20190830-0087642, as corrected pursuant to the Surveyor's Certificate of Correction of record in Instrument No. 20190910-0091297, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Green Trails, LLC, by Deed from The Principals Group, LLC, of record as Instrument No. 20151030-0110859 Register's Office for Davidson County, Tennessee.

Tract 3

Land in Davidson County, Tennessee, being OS-1 and any other common areas or open space as shown on the Final Plat of Autumn View, formerly Brinkley Property Subdivision Phase Two B, of record as Instrument Number 20200617-0063118, in the Register's Office for Davidson County, Tennessee.

Included in the description above, but explicitly excluded from the conveyance herein is OS-2 as shown on the Final Plat of Autumn View, formerly Brinkley Property Subdivision Phase Two B, of record as Instrument Number 20200617-0063118, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Green Trails, LLC, by Deed from The Principals Group, LLC, of record as Instrument No. 20151030-0110859 Register's Office for Davidson County, Tennessee.

Tract 4

Land in Davidson County, Tennessee, being OS-2 and OS-3, and any other common areas or open space as shown on the Final Plat for The Hill Property, Phase 1A, of record in Instrument No. 20210720-0097060,

Register's Office for Davidson County, Tennessee, as corrected by the Surveyor's Certificate of Correction (Final Plat), of record in 20220218-0019313, in said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Included in the description above by reference, but, for the purposes of clarity, is explicitly excluded from the conveyance herein is OS-1 as shown on the Final Plat for The Hill Property, Phase 1A, of record in Instrument No. 20210720-0097060, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being a portion of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company, by Warranty Deeds of record in Instrument No's. 20190801-0075717 and 20200605-0058098, in the Register's Office for Davidson County, Tennessee.

Tract 5

Land in Davidson County, Tennessee, being OS-4, OS-5, and OS-6, and any other common areas or open space as shown on the Final Plat for The Hill Property, Phase 1B, of record in Instrument No. 20210818-0111925, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being a portion of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company, by Warranty Deeds of record in Instrument No's. 20190801-0075717 and 20200605-0058098, in the Register's Office for Davidson County, Tennessee.

Tract 6

Land in Davidson County, Tennessee, being OS-7, OS-8, and OS-9, and any other common areas or open space as shown on the Final Plat for The Hill Property, Phase 2, of record in Instrument No. 20221102-0118518, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being a portion of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company, by Warranty Deeds of record in Instrument No's. 20190801-0075717 and 20200605-0058098, in the 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 May 20, 2026 (date of document).

Affiant Signature

May 20, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

