Karen Johnson
Batch # 1426851
06/01/2026 10:44:36 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20260601-0049000

Prepared By:
WOMBLE BOND DICKINSON (US) LLP
1222 Demonbreun Street, Suite 1201
Nashville, Tennessee 37203
(629) 312-1843

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Evergreen Hills of Nashville Homeowners' Association, Inc. 50 Vantage Way, Ste. 100 Nashville, TN 37228	Evergreen Hills of Nashville Homeowners' Association, Inc. 50 Vantage Way, Ste. 100 Nashville, TN 37228	182020B90000CO 182020B90100CO 182020B90200CO 182020B90300CO 182020B90400CO 182020B90500CO

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HDP1, LLC**, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does quitclaim, transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to **Evergreen Hills of Nashville Homeowners' Association, Inc.**, as GRANTEE.

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

Witness the execution of this Deed by the undersigned as of this the 26th day of May 2026.

GRANTOR:

HDP1, LLC

By: _____

Name: Josh Schulz

Title: President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Josh Schulz, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him -self to be the President of HDP1, LLC, a Tennessee limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by him -self as HDP1, LLC.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this the 26th day of May, 2026.

KAREN S. HORNER
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 17, 2030
COUNTY OF WILLIAMSON

Karen S Horner
Notary Public

My Commission Expires:

3-17-30

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater for this transfer, is $0.00.

Affiant

Sworn to and subscribed before me this 26th day of May, 2026.

Karen S Horner
Notary Public

KAREN S. HORNER
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 17, 2030
COUNTY OF WILLIAMSON

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

182020B90000CO

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Open Space 9A as more particularly described on the plat of record known as Phase 9 Evergreen Hills SP Subdivision, of record as Instrument No. 20210129-0013396, Register's Office for Davidson County, Tennessee.

BEING a portion of that certain real property conveyed to HDP1, LLC, a Tennessee limited liability company of record in Instrument No. 20190405-0031241, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 8668 Lawson Drive, Antioch, TN 37013.

Parcel 2:

182020B90100CO

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Open Space 9B as more particularly described on the plat of record known as Phase 9 Evergreen Hills SP Subdivision, of record as Instrument No. 20210129-0013396, Register's Office for Davidson County, Tennessee.

BEING a portion of that certain real property conveyed to HDP1, LLC, a Tennessee limited liability company of record in Instrument No. 20190405-0031241, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 7511 Maggie Drive, Antioch, TN 37013.

Parcel 3:

182020B90200CO

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Open Space 9C as more particularly described on the plat of record known as Phase 9 Evergreen Hills SP Subdivision, of record as Instrument No. 20210129-0013396, Register's Office for Davidson County, Tennessee.

BEING a portion of that certain real property conveyed to HDP1, LLC, a Tennessee limited liability company of record in Instrument No. 20190405-0031241, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 0 Maggie Drive, Antioch, TN 37013.

Parcel 4:

182020B90300CO

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Open Space 10D as more particularly described on the plat of record known as Phase 10 Evergreen Hills SP Subdivision, of record as Instrument No. 20240123-0004123, Register's Office for Davidson County, Tennessee.

BEING a portion of that certain real property conveyed to HDP1, LLC, a Tennessee limited liability company of record in Instrument No. 20190405-0031241, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 0 Maggie Drive, Antioch, TN 37013.

Parcel 5:

182020B90400CO

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Open Space 10E as more particularly described on the plat of record known as Phase 10 Evergreen Hills SP Subdivision, of record as Instrument No. 20220907-0100356, Register's Office for Davidson County, Tennessee.

BEING a portion of that certain real property conveyed to HDP1, LLC, a Tennessee limited liability company of record in Instrument No. 20190405-0031241, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 512 Bankshill Ct., Antioch, TN 37013.

Parcel 6:

182020B90500CO

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Open Space 10F as more particularly described on the plat of record known as Phase 10 Evergreen Hills SP Subdivision, of record as Instrument No. 20220907-0100356, Register's Office for Davidson County, Tennessee.

BEING a portion of that certain real property conveyed to HDP1, LLC, a Tennessee limited liability company of record in Instrument No. 20190405-0031241, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 8153 Marchwood Blvd., Antioch, TN 37013.