Bill Garrett Davidson County
Batch# 129156 DEEDQC
08/15/2018 10:48:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180815-0080689

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/4/21

(AFFIX SEAL)

# QUITCLAIM DEED

**THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY**
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Trace Construction, Inc. | New Owner | P/O 10501055700 |
| (NAME) 1804 Williamson Ct #205 | (NAME) Same | |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**J. KEVIN HYNEMAN AKA KEVIN HYNEMAN AND LINDSAY T. BUTLER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**TRACE CONSTRUCTION, INC.**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B on the Plat of Record as "Exhibit C" of the Declaration of Covenants, Conditions and Restrictions for Southside Park Townhomes Homeowners Association, of record in Instrument No. 20180627-0062029, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Hyneman and Lindsay T. Butler, as tenants in common, by Warranty Deed from STD Properties, LLC, recorded on May 2, 2018, of record in Instrument No. 20180502-0041362, Register's Office for Davidson County, Tennessee. The said Kevin Hyneman also known as J. Kevin Hyneman.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved X
This is improved property, known as 1020 B 13th Ave South, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 10 day of August, 2018

J. Kevin Hyneman
a/k/a Kevin Hyneman

Lindsay T. Butler

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared **J. Kevin Hyneman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this _____ day of _____, 2018

My commission expires:

Notary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared **Lindsay T. Butler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 10 day of August, 2018

My commission expires:

2/29/2020

Notary

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness this 10 day of August, 2018

J. Kevin Hyneman
a/k/a Kevin Hyneman

Lindsay T. Butler

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared **J. Kevin Hyneman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 10 day of August, 2018

My commission expires:

Notary

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

~~STATE OF TENNESSEE~~

COUNTY OF WILLIAMSON

Before me, the undersigned, ~~of the state and county mentioned, personally~~ appeared **Lindsay T. Butler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 10 day of August, 2018

My commission expires:

2/24/2020

Notary

WHITNEY LEHMAN
STATE OF ~~TENNESSEE~~ NOTARY PUBLIC
WILLIAMSON COUNTY