This instrument prepared by:
(And return to :)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 233075 DEEDQC
05/22/2019 09:20:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190522-0048298

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Bradley D. Williams & Brian A. Courtney **PO Box 40924** **Nashville, TN 37204**	**SAME AS NEW OWNER**	**14705010600**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **Hidden Valley Properties, LLC, a Tennessee limited liability company** ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **Bradley D. Williams and Brian A. Courtney, a married couple** ("Grantee"), their successors and assigns, all of its right, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Map of Caldwell Hall Subdivision, Section 1, Revised, as of record in Book 2900, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 71 fronts 80 feet on the North margin of Blackman Road, and extends back 157.7 feet on the West line and 156.4 feet on the East line, to a dead line, measuring 80 feet thereon.

Being the same property conveyed to Hidden Valley Properties, LLC, a Tennessee limited liability company by deed from Mark Meagher, unmarried of record in Instrument No. 20140519-0042594, dated 5/15/2014 and recorded 05/19/2014, Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 306 Blackman Road, Nashville, Tennessee 37211

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

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.

WITNESS my hands this 20th day of May 2019.

HIDDEN VALLEY PROPERTIES, LLC

Bradley A. Williams, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bradley D. Williams**, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Agent respectively of the **Hidden Valley Properties, LLC**, the within named bargainor, a limited liability company, and that **Bradley D. Williams**, as such Manager, being authorized so to do, executes the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said **Bradley D. Williams** as such Manager, and attesting the same by the said **Bradley D. Williams** as such Manager.

Witness my hand and official seal this 20th day of May, 2019.

Notary Public

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT 7, 2020

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is

$ -0- .

Affiant

Subscribed and sworn before me this 20th day of May, 2019.

NOTARY PUBLIC

My Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020