NEW OWNER:
HIDDEN TRAIL PROPERTIES, LLC
8223 Alamo Road
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

SEND TAX BILLS TO:
NEW OWNER

FILE NO: mhr

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Karen Johnson Davidson County
Batch# 278342 DEEDQC
09/03/2019 10:43:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190903-0088338

Map & Parcel No.: 08112006600

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **RYLAN ANDERSON KEAN, married**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company**, its successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in the DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

> Being known and designated as all of Lot No. 94 on the Plan of D.T. McGavock and Others Addition, as shown on the plat of the same of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Rylan Anderson Kean, married by Warranty Deed from G & M Properties, LLC, a Tennessee limited liability company, dated December 3, 2018, and of record in Instrument No. 20181205-0118730, in the Register's Office for Davidson County, Tennessee.
>
> This is not the marital residence of Rylan Anderson Kean.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 27 day of August, 2019.

RYLAN ANDERSON KEAN

STATE OF TENNESSEE

COUNTY OF Montgomery County

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RYLAN ANDERSON KEAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day of August, 2019.

NOTARY PUBLIC

My commission expires: 7/12/23

JOSEPH EDWARD STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

****

I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this the 28th day of August, 2019.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022