Karen Johnson Davidson County
Batch# 385660 DEEDQC
04/14/2020 01:59:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200414-0039012

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:
Hydes Ferry Venture 2, LLC
3605 Hydes Ferry Road
Nashville, TN 37218

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
69-16-A-20.00CO &
69-16-A-21.0CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that HYDES FERRY VENTURE, LLC, a Tennessee limited liability company, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and does hereby convey remise, release and forever quitclaim unto HYDES FERRY VENTURE 2, LLC, a Tennessee limited liability company, all its interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 20 and 21, together with common areas, on the plan of HYDES FERRY VENTURE TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20171120-0119143, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Hydes Ferry Venture, LLC, a Tennessee limited liability company by Warranty Deed, from Brandon Mark Driver and Brigitte Nicole Brantley and Kristie Driver, of record in Instrument 20180614-0057462, as affected by Scrivener's Affidavit of record in Instrument 20200212-0015939, in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 3651 & 3653 Hydes Ferry Road, Nashville, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 8 day of April, 2020.

HYDES FERRY VENTURE, LLC

BY:_____
Frank Santas, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank Santas with whom I am personally acquainted and who upon his oath acknowledged himself to be the Authorized Representative of Hydes Ferry Venture, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Frank Santas as Authorized Representative.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 8 day of April, 2020.

Notary Public

My Commission Expires: 10/3/21

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 8 day of April, 2020.

Notary Public

My Commission Expires: 10/3/21

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY