SEND TAX BILLS TO 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 N Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 20-0277

Map & Parcel 13300004600 (part of)

Karen Johnson Davidson County
Batch# 410980 **DEEDQC**
06/05/2020 11:48:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200605-0058068

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, **SEAN McKINNIS,** have this day bargained and sold and do hereby quitclaim and convey unto **HIDDEN TRAIL PROPERTIES, LLC,** 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 **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 3, Final Plat of The McKinnis Property, as shown on the plat of the same of record in Instrument No. 20190306-0020613, 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 a portion of the same property conveyed to SEAN MCKINNIS by Warranty Deed from Katharine E. Henson, dated September 20, 2018, and of record in Instrument No. 20180927-0095800, Register's Office for DAVIDSON County, Tennessee.
>
> THIS IS UNIMPROVED PROPERTY which has the address of Antioch Pike, Lot 3, Nashville, TN 37211.

THIS CONVEYANCE is made subject to taxes, restrictions, easements, rights-of-way, and roadways, zoning and other matters as may affect the premises.

WITNESS MY SIGNATURE hereto this 4th day of June, 2020.

SEAN McKINNIS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SEAN McKINNIS**, 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 4th day of June, 2020.

NOTARY PUBLIC

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

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The actual consideration or value, whichever is greater, for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this 4th day of June, 2020.

NOTARY PUBLIC

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