Karen Johnson Davidson County
Batch# 544509 DEEDQC
01/04/2021 11:46:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210104-0000498

This Instrument Prepared By:
Prince Law Firm, LLC
6339 Charlotte Pike, #798
Nashville, Tennessee 37209
615.653.5540

QUITCLAIM DEED

THIS DEED, made and entered into this the 16 day of December, 2020, by and between, **BRANDON HUTCHESON** hereinafter known as Grantor, and **HB PROPERTY GROUP, LLC, a Tennessee Limited Liability Company,** hereinafter known as Grantee;

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten ($10.00) Dollars to Grantor in hand paid by the said Grantee, the receipt of which is hereby acknowledged, have quitclaimed, and does hereby quitclaim unto the said Grantee all title and interest that he holds in the following described premises and lands, to-wit:

LAND in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 36 Belle Forrest, a Condominium, a Horizontal Property Regime, located at 210 Old Hickory Boulevard, Davidson County, Tennessee, as shown on the plat of Unit 36 Belle Forrest, Condominium Apartments, recorded in Plat page 699, as amended in Book 6082, page 866, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Unit 36 Belle Forrest, Condominium Apartments contained in the Master Deed and By-laws appended thereto, recorded in Book 6259, page 799, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Nicholas Anthony Elliott, unmarried by Warranty Deed from Shannon De La Cruz Taylor, joined by her spouse, Christopher Taylor dated September 13, 2016, record on 09/27/2016, in Instrument No. 20160927-0101693, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brandon Hutcheson, unmarried by Warranty Deed from Nicholas Anthony, dated August 4, 2020, record on 08/14/2020, in Instrument No. 20200814-0091067, Register's Office for Davidson County, Tennessee.

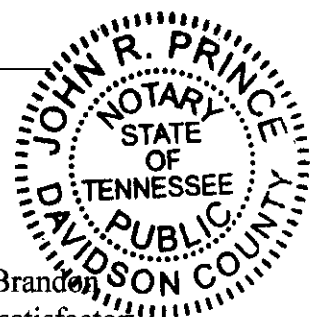
Tax I.D. #: Map 142, Group 04, Parcel 0A

THE ABOVE DESCRIPTION IS THE SAME AS THE PRIOR DEED OF RECORD, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ABOVE. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

Brandon Hutcheson



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public, Brandon Hutcheson, 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.

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16 day of December, 2020.

Notary Public

My Commission Expires: 7-3-23

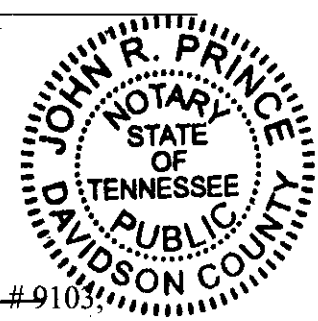
I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ -0-, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16 DAY OF DECEMBER, 2020.

NOTARY PUBLIC

My Commission Expires: 7-3-23



Owner and Responsible Taxpayer: HB Property Group, LLC

Property Address: 210 Old Hickory Blvd., Unit #36, Nashville, TN 37221

Owner and Taxpayer Address: HB Property Group, LLC, ~~9000 Iron Horse Lane # 9~~103, ~~Franklin, TN 37069~~ 4719 Columbia Pike Thompsons Station TN 37179