THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 790503 DEEDQC
01/14/2022 11:17:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220114-0005931

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 13th day of January, 2022.

Notary Public

My Commission Expires: March 13, 2022

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Muse 411, LLC 2609 Glencove Street Burleston, TX 76028	New Owner	093 11 0H 038.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Justin Paul Bond, a married man,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Muse 411, LLC, a Tennessee Limited Liability Company,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 411 of Muse, a Planned Unit Development with Private Elements (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (a Horizontal Property Regime), of record in Instrument Number 20200123-0008592, as amended in Instrument No. 20211001-0132086, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Justin Paul Bond by Warranty Deed from Muse Nashville, LLC, a Tennessee limited liability company, of record in Instrument No. 20211228-0170496, in the Register's Office of Davidson County, Tennessee, dated December 23, 2021 and recorded on December 28, 2021.

Grantor warrants said property has never been his marital residence.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a

good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of JANUARY, 2022.

Justin Paul Bond

STATE OF TEXAS)

COUNTY OF JOHNSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Justin Paul Bond, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of JANUARY, 2022.

Notary Public
My Commission Expires: 04-07-25

DEBBIE COGBURN
MY COMMISSION EXPIRES
04/07/2025
NOTARY ID: 538891-1