Karen Johnson Davidson County
Batch# 816388 DEEDQC
03/07/2022 10:31:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220307-0025523

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 4th day of March, 2022. _____ Notary Public My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

QUITCLAIM DEED

Address New Owner: Ain't No Mountain, LLC 1596 Lizzie Lane Burleson, TX 76028	Send Tax Bills To: New Owner	Tax Information: 093 11 0H 020.00

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, **Lynn Basden,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Ain't No Mountain, 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. 307 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 Lynn Basden, by Warranty Deed from Muse Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220222-0019843, in the Register's Office of Davidson County, Tennessee, dated February 16, 2022 and recorded on February 22, 2022.

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 2022 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 3 day of March, 2022.

Lynn Basden

Lynn Basden

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 Lynn Basden, 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 3rd day of March, 2022.

Gillian Crawford

Notary Public

My Commission Expires: 8/25/25

