Karen Johnson Davidson County
Batch# 823375 DEEDQC
03/16/2022 12:54:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220316-0030784

THIS SPACE FOR OFFICIAL USE ONLY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me, this The 3rd day of March, 2022.

Notary Public
My commission expires: 1/24/26

DIANA K. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

This Instrument Prepared By:
JONATHAN R. VINSON, ESQ.
2693 TOWNSEND COURT, SUITE C
CLARKSVILLE, TN 37043
File No. 2022-166

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Hydes Ferry Venture 5, LLC 4094 Twin Oaks Ln Cane Ridge, TN 37013	New Owner	069-16-0A-008.00

This Instrument was prepared from information supplied by the Grantee herein and without benefit of a legal title examination and no liability is assumed for any matters that would be disclosed by title examination. This preparer is the draftsman only of this instrument and is not the person responsible for closing this transaction and the parties agree that the draftsman will not be construed as a person required to report this transaction under IRS §5064 (E) or other applicable law. Grantor and Grantee acknowledge that this transaction may result in tax consequences for the parties.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Hydes Ferry Venture, LLC, a Tennessee Limited Liability Company** ("GRANTOR") has bargained and sold, and by these presents does transfer, convey and quitclaim unto **Hydes Ferry Venture 5, LLC, a Tennessee Limited Liability Company** ("GRANTEE"), its successors and assigns forever, certain land in **Davidson County, Tennessee,** being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. Whenever used, the singular 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 signed this Instrument as of March 3,2022.

GRANTOR:
Hydes Ferry Venture, LLC, a Tennessee Limited Liability Company

By: _____
Frank Santas, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK SANTAS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Authorized Representative of Hydes Ferry Venture, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that such Authorized Representative executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Company as said Authorized Representative.

Witness my hand and seal, this 3rd day of March, 2022.

_____
NOTARY PUBLIC
Commission Expiration: 1/24/26

DIANA K. KNIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Exhibit "A"

Property Description

Land in Davidson County, Tennessee, being Unit No. 8 as established on the Plan of Private Element Plat of Hydes Ferry Venture Townhomes as shown on and established by the Declaration of Covenants, Conditions and Restrictions of the Hydes Ferry Venture Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171120-0119143, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description.

Being a portion of the 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 dated 5/30/18 recorded in Instrument No. 20180614-0057462, as corrected by Scrivener's Affidavit of record in Instrument No. 20200212-0015939, both in the Register's Office for Davidson County, Tennessee.