Karen Johnson Davidson County
Batch# 841633 DEEDQC
04/19/2022 11:03:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220419-0044853

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS March 30 2022

Notary Public

MY COMMISSION EXPIRES: 4/13/24

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY WITHOUT BENEFIT OF A TITLE SEARCH

LEHMAN TITLE & ESCROW, LLC 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	092 16 0E 159.00
Cynthia Hinson Hyneman	NEW OWNER	
(NAME)	(NAME)	
900 20th Avenue South, Unit 1515		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

X CAPITAL, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CYNTHIA HINSON HYNEMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DICKSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1515, together with the appurtenant interest in the common elements of The Adelicia, A Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, amended and restated by Instrument of record in Instrument No. 20071212-0143307, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Together With Parking Space Numbers 157, 158, 159 and Storage Space Nos. 26 and 27, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to X Capital, LLC, by Warranty Deed from Vijay Varki and Jolly Varki, husband and wife of record in Instrument No. 20181207-0119419, as corrected by Scriveners Affidavit of record in Instrument No. 20190128-0008042 in the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved
This is improved X property, known as 900 20th Avenue South, Unit 1515, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this March 30, 2022

X Capital, LLC

By: John Wayne Hyneman, Executor of the Estate of John Kevin Hyneman

X Capital, LLC

By: John Wayne Hyneman, Trustee of the J. Kevin Hyneman Revocable Trust Agreement

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared **John Wayne Hyneman** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Executor** of **the Estate of John Kevin Hyneman** the within named bargainor, a corporation, and that he as such **Executor** executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as such **Executor.**

Witness my hand and official seal at Memphis, Tennessee this March 30, 2022
Commission expires:

CAROLE N. HOSFORD STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 06-02-2024

Notary Public

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared **John Wayne Hyneman** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Trustee** of **the J. Kevin Hyneman Revocable Trust** the within named bargainor, a corporation, and that he as such **Trustee** executed the foregoing instrument for the purpose therein contained, by personally signing his name as such **Trustee.**

Witness my hand and official seal at Memphis, Tennessee this March 30, 2022
Commission expires:

CAROLE N. HOSFORD STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 06-02-2024

Notary Public