Karen Johnson Davidson County
Batch# 854328 DEEDQC
05/12/2022 12:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220512-0054868

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Hydes Ferry Venture 3, LLC 4094 Twin Oaks Lane Cane Ridge, TN 37013-4815	New owner	069-16-0A-001.00-CO 069-16-0A-002.00-CO 069-16-0A-003.00-CO 069-16-0A-004.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Hydes Ferry Venture 2, LLC, a Tennessee Limited Liability Company**, by these presents does hereby quitclaim and convey unto, **Hydes Ferry Venture 3, LLC, a Tennessee Limited Liability Company**, its successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Parcels 1 & 2 (069-16-0A-001.00-CO; 069-16-0A-002.00-CO):

Land in Davidson County, Tennessee, being Unit Nos. 1 and 2, together with common areas, on the plan of HYDES FERRY VENTURE TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20171120-0119143, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Hydes Ferry Venture 2, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Hydes Ferry Venture, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211202-0160052, dated November 21, 2021 and recorded on December 2, 2021, in the Register's Office for Davidson County, Tennessee.

Being also known as 3613 & 3615 Hydes Ferry Road, Nashville, TN 37218.

Parcels 3 & 4 (069-16-0A-003.00-CO; 069-16-0A-004.00-CO):

Land in Davidson County, Tennessee, being Unit Nos. 3 and 4, together with common areas, on the plan of HYDES FERRY VENTURE TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20171120-0119143, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Hydes Ferry Venture 2, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Hydes Ferry Venture, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211124-0156120, dated November 22, 2021 and recorded on November 24, 2021, in the Register's Office for Davidson County, Tennessee.

Being also known as 3617 & 3619 Hydes Ferry Road, Nashville, TN 37218.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 4th day of May, 2022.

Affiant

My commission expires: 7/13/2024
(Affix Seal)

Notary Public

JATIN A. SHAH
NY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
07/13/2024
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 4th day of May, 2022.

Hydes Ferry Venture 2, LLC, a Tennessee Limited Liability Company

By: _____
Frank L. Santas, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Frank L. Santas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of **Hydes Ferry Venture 2, LLC, a Tennessee Limited Liability Company**, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 4th day of May, 2022.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 05/04/2022 ____ (date of document).

Affiant Signature

05/04/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025