THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 859832 **DEEDQC**
05/20/2022 02:21:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220520-0059058

PREPARER'S DISCLAIMER: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hidden Shores 40, LLC 1616 Westgate Cir #361 Brentwood, TN 37027	Owner	150-03-0-045.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Windell Mohon, Trustee of the 3329 Timber Trail Land Trust**, hereinafter called the Grantor, does hereby Quitclaim and convey unto **Hidden Shores 40, LLC,** hereinafter called the Grantee, and the Grantee's successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being **Lot No. 50**, on the Plan of Section Two, "The Country", as shown on plat of record in Plat Book 5050, page 40, in Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 50 fronts 80.00 feet on the easterly margin of Timber Trail and extends back between parallel lines 135.00 feet to a dead line.

Being the same property conveyed to Windell Mohon, Trustee of the 3329 Timber Trail Land Trust by Quitclaim Deed from Premier Consulting, Inc., Trustee of the 3329 Timber Trail Land Trust, of record on April 11, 2019, at Instrument No. 20190411-0033232, said Register's Office.

This is property commonly known as 3329 Timber Trail, Antioch, TN 37013.

Witness the hand of the Grantor's authorized representative, this 20th **day of** May, **2022:**

Windell Mohon ast Trustee

Windell Mohon, Trustee of the 3329 Timber Trail Land Trust

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Windell Mohon**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of May, 2022:

Sandra E. Rodriguez
NOTARY PUBLIC

My Commission Expires: 10-16-2022

SANDRA E RODRIGUEZ
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

L R Mohon
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF May, **2022:**

Sandra E. Rodriguez
Notary Public

My Commission Expires: 10-16-2022

SANDRA E RODRIGUEZ
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD