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



20220520-0059059

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 No.:
Hidden Shores 40, LLC 1616 Westgate Cir #361 Brentwood, TN 37027	Owner	119-06-0-058.00

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 Mark Smart Land Trust**, hereinafter called the Grantor, does hereby Quitclaim and convey unto **Hidden Shores 40, LLC**, hereinafter called the Grantee, its heirs and assigns, all of his right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being **Lot No. 1** as shown on plat of record in Book 6050, Page 93, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Beginning at a monument in the North margin of Elberta Street, said monument being 162 feet, more or less East of the East margin of Miller Street; thence North 49 degrees, East 150.12 feet to a point (new monument); thence North 89 degrees 58 minutes East 60 feet to a point, being the Northwest corner of Lot #2 (tax Parcel 57); Thence South 1 degree, 49 minutes West 53.50 feet to a point; thence South 16 degrees, 20 minutes East 37.24 feet to a point; thence South 89 degrees 58 minutes West 72.00 feet to the point of beginning.

Being the same property conveyed to Windell Mohon, Trustee of the Mark Smart Land Trust by Quitclaim Deed from Premier Consulting, Inc., Trustee of the Mark Smart Land Trust, of record on April 11, 2019, at Instrument No. 20190411-0033230, Davidson County Register of Deeds.

This is property commonly known as 86 Elberta Street, Nashville, TN 37210.

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

Windell Mohon as Trustee

Windell Mohon, Trustee of the Mark Smart 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. Pilston
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