Karen Johnson Davidson County
Batch# 886551 DEEDQC
07/11/2022 08:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220711-0079121

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
2822 Bransford Ave.
Nashville, TN 37204
(615)599-9959

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN to before me, this the 8th day of July, 2022.

Notary Public
My Commission Expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
129 Shiaway, LLC 4432 Harpeth School Rd Franklin, TN 37064	New Owner	053 12 0 043.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **856 Heritage Trail, LLC, a Tennessee Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **129 Shiaway, LLC, a Tennessee limited liability company** ("Grantee"), it's heirs and assigns, all of it's right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly or Southeasterly part of Lot No. 19 of Block "B" on the Map of Subdivision No. 3 of Life and Casualty Insurance Company property at Old Hickory, Tennessee, as of record in Book 974, Page 11, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said part of said lot fronts 59.6 feet on the Northwesterly side of Park Circle and runs back between lines 96.2 feet on the Southwesterly margin of Beck Avenue to a dead line in the rear on which it measures 58.4 feet, more or less.

Being the same property conveyed to 856 Heritage Trail, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Seth Mosley, a married man, dated 12/31/2015 and recorded 01/28/2016, of record in Instrument 20160128-0008070, Register's Office for Davidson County, Tennessee.

This is improved property known as 159 Park Circle, Old Hickory, TN 37138.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 8th day of July, 2022.

GRANTOR(S):
856 Heritage Trail, LLC, a Tennessee Limited Liability Company
By: Mountaintop Holdings, LLC, Sole Member

By: _____
Seth Mosley, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 8th day of July, 2022, before me personally appeared Seth Mosley, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Member of Mountaintop Holdings, LLC, the Sole Member of 856 Heritage Trail, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of July, 2022.

_____
Notary Public

My Commission Expires: 6/26/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 July 8, 2022.

Affiant
Date: July 8, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8th day of July 2022.

Notary Public

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON