NEW OWNER:
SEAN WILLIAM MCKINNIS
1031 SOUTHSIDE COURT
NASHVILLE, TN 37203

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 22-0886

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Karen Johnson Davidson County
Batch# 915704 DEEDQC
09/12/2022 02:56:05 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20220912-0101884

Map & Parcel No.: 105011V00200

QUITCLAIM DEED

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, **HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company**, has this day bargained and sold and by these presents do hereby quitclaim and convey unto **SEAN WILLIAM MCKINNIS, an unmarried man**, his heirs, successors and assigns, forever, all of its right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. B, as established by Declaration of Covenants, Conditions, and Restrictions for ONETHOUSANDTWENTYNINE SOUTHSIDE COURT, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210901-0117927, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to which declaration specific reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relaying to the units, property co-owners and tenants of ONETHOUSANDTWENTYNINE SOUTHSIDE COURT, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210901-0117927, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.
>
> Being a portion of the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company, by Warranty Deed from Tina R. Brown, married, dated May 14, 2021, and of record in Instrument No. 20210524-0069979,

Register's Office for WILSON County, Tennessee. Also being the same property conveyed to Tina R. Brown, by Warranty Deed from Margie Chatman Williams and spouse, Leroy Williams, dated June 4, 1998, and of record in Book 10967, Page 258, in the Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as: 1031 SOUTHSIDE COURT, NASHVILLE, TENNESSEE 37203.

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning, encumbrances and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 2nd day of September, 2022.

HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company

BY: SEAN MCKINNIS
ITS: MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SEAN MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the authorized **MEMBER** of **HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 2nd day of September, 2022.

NOTARY PUBLIC

My commission expires: 

****

I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

Janel Johnson
AFFIANT

Sworn to and subscribed to before me this the 2nd day of September, 2022.

NOTARY PUBLIC

My commission expires: _____

JACOB THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025