AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 557835389-73522867

Karen Johnson Davidson County
Batch# 931314 DEEDQC
10/19/2022 10:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221019-0113995

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 091-06-0P-001-00

QUIT CLAIM DEED

THIS DEED made and entered into on this 20th day of September, 2022, by and between **Bryan Hamilton and Lauren Hamilton, husband and wife**, a mailing address of 1814 Burland Crescent, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **MLB Properties LLC**, a mailing address of 1814 Burland Crescent, Brentwood, TN 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 5600 Morrow Rd, Nashville, TN 37209

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument No. 20210616-0081666, recorded on 06/16/2021 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to before me this 20 day of SEPT, 2022.

Notary Public
My Commission Expires: 10/23/2023

GAYLE DEITERICK
STATE OF TENNESSEE NOTARY PUBLIC
EXP. OCT. 23, 2023
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

MLB Properties LLC
1814 Burland Crescent
Brentwood, TN 37027

Name and address of property owner:

MLB Properties LLC
1814 Burland Crescent
Brentwood, TN 37027

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Bryan Hamilton

Lauren Hamilton

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Bryan Hamilton and Lauren Hamilton, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 20 day of SEPT, 2022

Notary Public
My Commission expires: 10/23/2023

GAYLE DEITERICK
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Oct. 23, 2023
WILLIAMSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of Kenrow, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Kenrow, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150404- 0032912, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Kenrow, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20150414-0032912, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

APN: 091-06-0P-001-00

PROPERTY COMMONLY KNOWN AS: 5600 Morrow Rd, Nashville, TN 37209

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and executed on 9/20/2022 and authenticated according to law.

Dated: 10/19/2022

Signature

STATE OF NEW YORK

COUNTY OF ERIE

On the 19TH day of OCTOBER, 2022, personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public's Signature

My Commission Expires 6/6/2025

Notary's Seal

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025