NEW OWNER:
HIDDEN TRAIL PROPERTIES, LLC
4825 TROUSDALE DRIVE, SUITE 231
NASHVILLE, TN 37220

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: 22-1708

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

Karen Johnson Davidson County
Batch# 937407 DEEDQC
11/03/2022 10:28:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221103-0118650

**Map & Parcel No.: 09113016100 (PART OF)**

# 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 **HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company**, its 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 Lot No. 8, Block "B", Final Layout, Crolywood Subdivision, Section II, as shown on the plat of the same of record in Plat Book 1130, Page 100, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Hidden Trail Properties, LLC, a Tennessee limited liability company by Warranty Deed from Marie Christopher, dated November 1, 2022, 2022, and of record in Instrument No. 20221103-0118649, Register's Office for Davidson County, Tennessee. Also being a portion of the same property conveyed to MARIE CHRISTOPHER, a single woman by Warranty Deed from Nicholaus J. Korando, married, dated May 21, 2014, and of record in Instrument No. 20140602-0047340, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as: 517 WEST BEND DRIVE, NASHVILLE, TENNESSEE 37209.

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 1st day of November, 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 1st day of November, 2022.

NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

My commission expires:_____

**********

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

AFFIANT

Sworn to and subscribed to before me this the 1st day of November, 2022.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026