NEW OWNER:
SEAN WILLIAM MCKINNIS, ET AL
C/O 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: 22-1771

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

Karen Johnson Davidson County
Batch# 949642 DEEDQC
12/08/2022 02:21:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20221208-0128080

Map & Parcel No.: 091053H00200

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 and ANTHONY MCKAY**, their 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 SEVENHUNDREDTWO RIES AVENUE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20211028-0145167, 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 relating to the units, property co-owners and tenants of SEVENHUNDREDTWO RIES AVENUE, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211028-0145167, 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 units.

Being a portion of the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company, by Warranty Deed from Christopher D. Noga, an unmarried man, dated August 13, 2021, and of record in Instrument No. 20210824-0113999, Register's Office for DAVIDSON County, Tennessee.

This is **IMPROVED** property known as: **702 B RIES AVENUE, 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 5th day of December, 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 5th day of December, 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 5th day of December, 2022.

NOTARY PUBLIC

My commission expires:

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