REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1010470 **DEEDQC**
06/02/2023 10 34 48 AM 3 pgs
Fees $17 00 Taxes $0 00

20230602-0041786

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0 00

Nichole Dowling
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 31 DAY OF May, 2023

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES.

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd , Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

NEW OWNER:
Samuel Tyler Hawkins and Matthew P Benjamin
681 Legends Crest Drive
Franklin, TN 37069

QUIT CLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED.

This indenture is made and entered into this 31st day of May, 2023 between LMS HOMES, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTOR") and SAMUEL TYLER HAWKINS, an unmarried person, and MATTHEW P BENJAMIN, a married person, as equal tenants in common (hereinafter referred to as "GRANTEE")

For and in consideration of Ten Dollars ($10 00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property

TRACT 1·

Land in Davidson County, Tennessee, being Unit 65B of the Homes at 618 Annex Avenue, a Horizontal Property Regime with Private Elements as established by that certain Declaration of Covenants, Conditions and Restrictions for the Homes at 618 Annex Avenue of record in Instrument No 20210514-0065305, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description as Exhibit "B-1" attached thereto

618 A Annex Ave, Nashville, TN 37209
Map/Parcel # 090 08 4L 004.00

TRACT 2:

Land in Davidson County, Tennessee, being Unit 65A of the Homes at 618 Annex Avenue, a Horizontal Property Regime with Private Elements as established by that certain Declaration of Covenants, Conditions and Restrictions for the Homes at 618 Annex Avenue of record in Instrument No 20210514-0065305, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description as Exhibit "B-1" attached thereto

618 B Annex Ave, Nashville, TN 37209
Map/Parcel # 090 08 4L 003.00

TRACT 3·

Land in Davidson County, Tennessee, being Unit 64B of the Homes at 618 Annex Avenue, a Horizontal Property Regime with Private Elements as established by that certain Declaration of Covenants, Conditions and Restrictions for the Homes at 618 Annex Avenue of record in Instrument No. 20210514-0065305, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description as Exhibit "B-2" attached thereto

618 C Annex Ave., Nashville, TN 37209
Map/Parcel # 090 08 4L 002.00

TRACT 4.

Land in Davidson County, Tennessee, being Unit 64A of the Homes at 618 Annex Avenue, a Horizontal Property Regime with Private Elements as established by that certain Declaration of Covenants, Conditions and Restrictions for the Homes at 618 Annex Avenue of record in Instrument No 20210514-0065305, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description as Exhibit "B-2" attached thereto.

618 D Annex Ave., Nashville, TN 37209
Map/Parcel # 090 08 4L 001.00

Being the same property conveyed to LMS Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Robin Hawkins and Paul Pate dated October 9, 2020, and filed October 13, 2020, of record in Instrument No 20201013-00118913, in the Register's Office of Davidson County, Tennessee

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described properties are a portion of the same property contained in the prior deed and the new descriptions is based on the above-referenced Declaration of Covenants, Conditions and Restrictions

In Witness Whereof, Grantor has set its hand(s) the date first above-written

LMS HOMES, LLC
a Tennessee Limited Liability Company

BY: _____
Matthew Benjamin, Managing Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Matthew Benjamin to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Managing Member of LMS Homes, LLC, a Tennessee Limited Liability Company, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such authorized agent. Witness my hand and seal at office in the aforesaid state and county this 31st day of May, 2023

SEAL

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

_____
NOTARY PUBLIC
COMMISSION EXPIRES: _____