Karen Johnson Davidson County
Batch# 1030150 DEEDQC
07/25/2023 08 26 16 AM 3 pgs
Fees $17 00 Taxes $0 00
20230725-0057052

THIS INSTRUMENT PREPARED BY
Jonathan S Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To.	Map-Parcel No.:
522 Holdings, LLC 330 Franklin Road, Ste 135A-111 Brentwood, TN 37027	Same	171-02-0A-010-00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 641 Old Hickory, LLC, a Tennessee Limited Liability Company, ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto 522 Holdings, LLC, a Tennessee Limited Liability Company, ("Grantee"), and its successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

Being Unit No. 10, on the Plan of Phase I, Brentwood Villa, as shown on plat of record in Book 6900 Page 4, and amended in Book 6900 Page 5, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

Being the same property conveyed to 641 Old Hickory, LLC, a Tennessee Limited Liability Company, by deed from Stephen Megargee, an unmarried man, of record in Instrument No. 20221228-133074, Register's Office for Davidson County, Tennessee dated December 21, 2022

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property identified as 102 Villa View Court, Brentwood, TN 37027.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 18 day of July, 2023.

641 Old Hickory, LLC, a Tennessee Limited Liability Company

By: 522 Holdings LLC, a Tennessee limited liability company
Its: Sole Member

W. Andrew Jones, Member

Meredith Jones, Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named W. Andrew Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of 522 Holdings LLC, a Tennessee limited liability company, which is the sole member of 641 Old Hickory, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

WITNESS MY HAND, and official seal this 18 day of July, 2023.

LENA STALLINGS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 3-9-2027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Meredith Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member of 522 Holdings LLC, a Tennessee limited liability company, which is the sole member of 641 Old Hickory, LLC, a Tennessee limited liability company, and that she, acting in such capacity,

and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

WITNESS MY HAND, and official seal this 18 day of July, 2023.

KELLY E. ORMES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kelly E. Ormes
Notary Public

My commission expires: 04/24/2026

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated

522 Holdings LLC, a Tennessee limited liability company

W. Andrew Jones
W Andrew Jones, Member

LENA STALLINGS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sworn and subscribed to before me this 18 day of July, 2023.

Notary Public

My Commission Expires: 3-9-2027