Karen Johnson Davidson County
Batch# 1076985 DEEDQC
11/30/2023 02:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231130-0092617

This Instrument Prepared By/Return To:
Robert L. Scruggs, Attorney at Law
2021 Richard Jones Rd., Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
1918 South Hamilton, LLC 8805 Ivy Mount Lane Nolensville, TN 37135	SAME	070-13-0-141

QUITCLAIM DEED

I, **Fidelis Investment Group, LLC, a Tennessee limited liability company,** does hereby quitclaim and by these presents does transfer and convey unto **1918 South Hamilton**, LLC, a Tennessee limited liability company, all of its right, title and interest in and to the following tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 3 on the Map of Hailey's Subdivision a part of Block 5 in G. T. Sheegog's Subdivision at Bordeaux of record in Book 547, page 155, Register's Office for Davidson, County, Tennessee.

Said Lot No. 3 fronts 87 feet on the Easterly side of South Hamilton Road and runs back between parallel lines, along the Southerly margin of River Drive, 165 feet to a dead line.

INCLUDED in the description of the original tract BUT EXCLUDED from this conveyance is the tract conveyed to the State of Tennessee of record in Book 5873, page 553 (erroneously shown as Book 5873, page 522), Register's Office for Davidson, County, Tennessee.

Being the same property conveyed to Fidelis Investment Group, LLC by Warranty Deed from Mattie Edwards, an unmarried person of record in Instrument No. 20230411-0026440, dated April 6, 2023 and recorded April 11, 2023, as corrected by Scrivener's Affidavit of record in Instrument No. 20230502-0032400, dated April 28, 2023 and recorded May 2, 2023, Register's Office for Davidson County, Tennessee.

Property known as: 1918 South Hamilton Road, Nashville, TN 37218

This instrument and the interest hereby released and quitclaimed are subject to such as taxes, limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of November 2023.

Fidelis Investment Group, LLC

By: _____
Wesley Adams, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Wesley Adams,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Fidelis Investment Group, LLC, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as Sole Member of the company.

Witness my hand at office this the 27th day of November 2023.

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 27th day of November 2023.

Commission Expires: _____

Notary Public

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 27th day of November, 2023

Robert L. Scruggs, Affiant — Date: 11-27-2023

State of **Tennessee**
County of **Davidson**

Sworn to and subscribed before me this the 17th day of November 2023

Notary's Signature

My Commission Expires 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025