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

SEND TAX BILLS TO:
NEW OWNER

Karen Johnson
Batch # 1105189
02/28/2024 09:45:52 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240228-0013520

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 23-1546

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

**Map & Parcel No.: 09102031800 (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 Nos. 1414 of Block No. 46, Plan No. 2, West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Said Lot No. 1414 fronts 25 feet on the South side of California Avenue, and runs back between parallel lines, 150 feet to an alley.
>
> Being a portion of the same property conveyed to Hidden Trail Properties, LLC, a Tennessee limited liability company by Warranty Deed from Richard Payne and Mary Payne, husband and wife, dated December 27, 2023, and of record in Instrument No. 20231228-0099672, Register's Office for Davidson County, Tennessee.
>
> This is IMPROVED property known as: **5507 CALIFORNIA 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 21st day of February, 2024.

**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 21st day of February, 2024.

Meredith Bayse
NOTARY PUBLIC

My commission expires:

MEREDITH BAYSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 08, 2027

**********

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 21st day of February, 2024.

Meredith Bayse
NOTARY PUBLIC

My commission expires:

MEREDITH BAYSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 08, 2027