Karen Johnson Davidson County
Batch # 1105881 DEEDQC
02/29/2024 09:10:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240229-0013871

This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Hidden Trail Properties, LLC 1831 12th Avenue South #171 Nashville, TN 37203	New Owner	091133X00100CO 091133X00200CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **JML HOLDINGS, A TENNESSEE LIMITED LIABILITY COMPANY** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **HIDDEN TRAIL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** his heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Units No. A and B of Homes at 521 West Bend Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 521 West Bend Drive, a Horizontal Property Regime, of record in Instrument Number 20221107-0119633, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to JML Holdings, LLC, by Quitclaim Deed from JML Holdings, LLC, of record in Instrument No. 20211207-0162099, in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of the title. Therefore, the preparer does not accept liability for this instrument.

This improved property known as 521 A & B Westbend Drive, Nashville, TN 37209

Witness my hand this 25th day of July, 2024

JML HOLDINGS, LLC

BY: _____

MICHAEL BLAKE LEA, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Blake Lea whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the members of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal this 25th day of July, 2024.

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 25th day of July, 2024.

_____
Notary Public

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025