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

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

SEND TAX BILLS
NEW OWNER

Karen Johnson
Batch # 1131162
05/06/2024 09:06:52 AM
Fees: $17.00 Taxes: $0.00
20240506-0032926

Davidson County
DEEDQC
3 pgs

FILE NO: bjt

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

Map & Parcel Nos.: 081040H00100; 081040H00200; and 081040H00900

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, **JML HOLDINGS, LLC, a Tennessee limited liability company,** have this day bargained and sold and by these presents do hereby quitclaim and convey unto **DYLAN WILLIAMS,** his successors, heirs 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:

Being known and designated as all of Unit Nos. A & B, as established by Declaration of Covenants, Conditions, and Restrictions for NINETEEN-TWO THIRD AVENUE NORTH, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220907-0100415, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of NINETEEN-TWO THIRD AVENUE NORTH, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220907-0100415, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said units.

Being the same property conveyed to JML HOLDINGS, LLC and HIDDEN TRAIL PROPERTIES, LLC, by Warranty Deed from Robert L. Gant, dated June 30, 2022, and of record in Instrument No. 20220705-0077091, Register's Office for Davidson County, Tennessee.

These are **UNIMPROVED** properties known as: **1902A 3RD AVENUE NORTH, NASHVILLE, TN 37208 & 1902B 3RD AVENUE NORTH, NASHVILLE, TN 37208**.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 30th day of April, 2024.

JML HOLDINGS, LLC

Sole Member

BY: BLAKE LEA, Sole 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, **BLAKE LEA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the Sole Member of **JML HOLDINGS, LLC**, 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 its name as such authorized Member.

WITNESS my hand and official seal at office this 30 day of April, 2024.

NOTARY PUBLIC

DIANN CARMACK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 11-27-2027

****

I hereby swear or affirm that the actual consideration given for this transfer is **$0.00**.

AFFIANT

Sworn to and subscribed to before me this the 30th day of April, 2024.

NOTARY PUBLIC

My commission expires: 