QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1133533 DEEDQC
05/10/2024 03:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240510-0034722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF May, 2024

NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JUL. 24, 2027

Notary Public

MY COMMISSION EXPIRES: July 24, 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-483

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Cameron Group, LLC	Same as owner	093 12 0A 102.00 CO
(NAME) 6062 Talbotton Park Court	(NAME)	
(ADDRESS) Tuscaloosa, AL 35406	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alexander Neil Cameron and Stormy O'Bryant Cameron, husband and wife**, (the "**Grantors**"), by these presents does hereby quitclaim, transfer and convey to **The Cameron Group, LLC, an Alabama limited liability company**, (the "**Grantees**"), their successors and assigns, all his/her/their right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "Property").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 8 day of May, 2024.

GRANTOR:

Alexander Neil Cameron

Stormy O'Bryant Cameron

STATE OF Alabama)
COUNTY OF Tuscaloosa)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Alexander Neil Cameron and Stormy O'Bryant Cameron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of May, 2024.

Notary Public

My Commission Expires: July 24 2027

TERRI KILLIAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JUL. 24, 2027

202405100034722

Exhibit A

Legal Description

A certain condominium known as Unit No. 102 of the 245 Hermitage Condominium, as established pursuant to that certain Declaration Establishing 245 Hermitage Condominium dated May 12, 2022, of record as Instrument Number 20220513-0055438, and Scrivener's Affidavit recorded in Instrument No.20220516-0056245, Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit, together with an undivided interest in the common elements as shown on said Master Deed.

Being the same property conveyed to Alexander Neil Cameron and Stormy O'Bryant Cameron, husband and wife, by Special Warranty Deed from 245 Hermitage Partners, GP, a Tennessee general partnership, of record in Instrument No. 20240401-0022185, in the Register's Office of Davidson County, Tennessee, dated March 15, 2024 and recorded on April 1, 2024.

202405100034722

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 May 8, 2024.

Signature
Date: May 8, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 8th day of May, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025