Karen Johnson Davidson County
Batch# 1159414 DEEDQC
07/17/2024 03:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240717-0053990

| | |
|---|---|
| *This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.* | STATE OF TENNESSEE )<br>COUNTY OF WILLIAMSON )<br>The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(4).<br>Affiant<br>Sworn to and subscribed before me this 12 day of July, 2024.<br>Notary Public Comm Exp: |

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

| NEW OWNER: | SEND TAX BILL TO: | MAP/PARCEL: |
|---|---|---|
| RAYCOM LLC | RAYCOM LLC | |
| 505 Lake Valley Court | 505 Lake Valley Court | 044-050-A-002.00 |
| Franklin, Tennessee 37069 | Franklin, Tennessee 37069 | |

THOMAS K WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, NATHAN HAMILTON, Trustee of the RAYCOM TRUST dated June 18, 2024 (Grantor), do hereby quitclaim, transfer, release, and convey any and all of its right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to RAYCOM LLC, a Tennessee limited liability company, (Grantee), being more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. 2 and private elements of 206 Ensley Homeowner's Association, Inc. created under Title 66, Section 27-101, et seq., as amended, TCA, of record in Book 8229, Page 652, and as amended in Supplement and Amendment to the Master Deed of 206 Ensley Homeowners' Association, Inc. being filed for record simultaneously herewith, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to Exhibit "B" to the Supplement and Amendment to the Master Deed recorded simultaneously herewith, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to NATHAN HAMILTON, Trustee of the RAYCOM TRUST dated June 18, 2024 from MARK S. HAMILTON, by Quitclaim Deed of record in Instrument 20240716-0053194, Register's Office for Davidson County, Tennessee.

The legal description is taken from the prior deed of record.

This conveyance subject to Master Deed of record in Book 8229, Page 652; and easements and setback lines of record in Book 843, Page 13, said Register's Office.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The property is known as 115 Newell Avenue, Old Hickory, TN 37138.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on July 12, 2024.

RAYCOM TRUST dated June 18, 2024

By: Nathan Hamilton
NATHAN HAMILTON, Trustee

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NATHAN HAMILTON, Trustee of the RAYCOM TRUST dated June 18, 2024 with whom I am personally acquainted, and who acknowledged that, in his capacity to do so as Trustee of the RAYCOM TRUST dated June 18, 2024, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this July 12, 2024.

NOTARY PUBLIC

My Commission Expires: September 21, 2025

MARYQUETA A FLOURNOY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 21, 2025

## TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 July 12, 2024

7/16/24

PARKER T. BROWN, Affiant

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON )

Sworn to and subscribed before me this 16th day of July, 2024.

Notary Public

My Commission Expires: _____

