Karen Johnson
Batch # 1160216
07/22/2024 12:15:04 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240722-0054720

Prepared By:

Dalen Farmer
Centerpoint Group Law Firm
107 N Maple Street
Murfreesboro Tennessee 37130

After Recording Return To:

Dalen Farmer
Centerpoint Group Law Firm
107 N Maple Street
Murfreesboro Tennessee 37130

Space Above This Line for Recorder's Use

NOTICE: Tax bills may be sent to the New Owners at the following address:

Attention: Cody King
Otter Creek Properties LLC
5307 General Forrest Court
Nashville TN 37215

TENNESSEE QUIT CLAIM DEED
(Map and Parcel #: 044-14-0E-018.00)

KNOW ALL BY THESE PRESENTS, that for and in consideration of the sum of Zero Dollars US ($0.00), and other good and valuable consideration paid in hand, Austin C King and Lauren K King, a married couple residing in Tennessee (herein, "Grantor"), do hereby remise, release and forever quitclaim to OTTER CREEK PROPERTIES LLC, a Tennessee limited liability company, (herein, "Grantee"), , as follows:

all of Grantor's rights, title, interest, and claim in or to the following described improved real property, located at 634 Hadley Village Blvd, Lot 18, Old Hickory (Davidson County) Tennessee 37138, to wit:

Located in Davidson County, Tennessee and as more fully described in Exhibit A, attached hereto and incorporated herein by reference]:

[PLEASE SEE EXHIBIT A ATTACHED HERETO]

This conveyance is subject to any and all existing easements and restrictive covenants of record.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

Signed by Grantor, acknowledged by Grantee, on this 7 day of February 2024.

GRANTOR:

Austin C King

Lauren K King

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

DALEN FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission
Expires on
02/21/2027
RUTHERFORD COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that the Grantor(s), Austin C King and Lauren K King, known to me, acknowledged before me on this day that, being informed of the contents of the instrument, each has executed the same in their capacity as Grantor, voluntarily on this date.

Given under my hand this 7 day of February 2024.

Dalen Farmer, Notary Public

My Commission Expires: 02.21.2027

ACKNOWLEDGED BY GRANTEE:

OTTER CREEK PROPERTIES LLC:

AUSTIN C KING, Member

LAUREN K KING, Member

OATH OF CONSIDERATION

RE: Improved Real Property at 634 Hadley Village Boulevard, Lot 18, Old Hickory (Davidson County) Tennessee 37138.

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or true value, whichever is greater, for this transfer is Zero Dollars US ($0.00).

FURTHER the Affiant sayeth not.

Austin C King, Grantor

02-07-2024
DATE

Subscribed and sworn before me, this 7 day of February 2024.

Notary Public

MY COMMISSION EXPIRES: 02-21-2027

DAGEN FARMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2027
RUTHERFORD COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 18 on the Plan of Hadley Village Owner's Association, Inc, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20190826-0085669 as amended by Instrument No. 20200318-0030072 and 20201016-0120556 with Scrivener's Affidavit of record at Instrument No. 20200320-0030626, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Trillium Investment Partners, LLC, a Tennessee limited liability company by Warranty Deed from Lyman O. Heidtke and B. Hemanth Kumar, as tenants in common of record in Instrument No. 20190909-0091054 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 09, 2019.

Being the same property conveyed to Cody King and Lauren King, husband and wife, by Warranty Deed from Trillium Investment Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20211013-0137424, Register's Office for Davidson County, Tennessee, recorded October 13, 2021

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at 634 Hadley Village Boulevard, Lot 18, Nashville TN 37138.