Karen Johnson Davidson County
Batch# 1161382 DEEDQC
07/24/2024 03:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240724-0056029

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) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(4). Affiant Sworn to and subscribed before me this 7th day of 2024. Notary Public Comm Exp:

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

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
KNORMOSA LLC, AN INDIVIDUAL PROTECTED SERIES OF KNORLEW LLC		
505 Lake Valley Court	SAME AS NEW OWNER	081-10-0-311.00
Franklin, Tennessee 37069		

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, MARK S. HAMILTON (Grantor), do hereby quitclaim, transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to KNORMOSA LLC, AN INDIVIDUAL PROTECTED SERIES OF KNORLEW LLC, (Grantee), being more particularly described as follows:

Being Lot No. 19 on the plan of Georgia Industrial Realty Company's North Nashville Property, of record in Book 421, page 188, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 19 fronts fifty (50) feet on what would be the easterly side of 25th Avenue North if 25th Avenue North were extended in a southerly direction (said street not actually so existing) and runs back between parallel lines 150 feet to a dead line, the northerly line being along the northerly line of said Lot 19.

Being the same property conveyed to MARK S. HAMILTON from JOSEPH D. CLAYBON, by Warranty Deed of record in Instrument 20170223-0018049, Register's Office for Davidson County, Tennessee.

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

The property is subject to any and all existing easen1ents and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 188, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5364, page 282, Register's Office for Davidson County, Tennessee.

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 1622 25th Avenue North, Nashville, TN 37208.

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

MARK S. HAMILTON

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 MARK S. HAMILTON, with whom I am personally acquainted, and who acknowledged that he 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: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

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.

7/22/24

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 22nd day of July, 2024.

Notary Public

My Commission Expires: _____

