Karen Johnson Davidson County
Batch# 1162660 DEEDQC
07/25/2024 02:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240725-0056431

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 7/12, 2024. _____ Comm Exp: _____ Notary Public

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:
VALLEY&TWIN, LLC, AN INDIVIDUAL PROTECTED SERIES OF MADHERM LLC		
505 Lake Valley Court	SAME AS NEW OWNER	087-13-0-096.00
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 HAMILTON, a married man (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 VALLEY&TWIN, LLC, AN INDIVIDUAL PROTECTED SERIES OF MADHERM LLC, (Grantee), being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan Section 7, Valley Grove, of record in Book 5800, Page 246, Register's Office for said County.

Said Lot 114 fronts 70.00 feet on the southeasterly margin of Valley Grove Drive and extends back between parallel lines 120.00 feet to a dead line in the rear, measuring 70.00 feet thereon.

Being the same property conveyed to MARK HAMILTON, a married man, from BILLY J SLATE, by Warranty Deed of record in Instrument Number 20180918-0092598, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to the following Covenants, Conditions and Restrictions of Valley Grove of record in Book 6112, page 285, Registers Office for Davidson County, Tennessee; All matters as set forth per Book 5800, page 246, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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 4312 Valley Grove Dr., Hermitage, TN 37076.

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

MARK 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 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: _____

