Karen Johnson Davidson County
Batch# 1162660 DEEDQC
07/25/2024 02:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240725-0056432

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 7/25, 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	086-16-0-079.00
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, married (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. 73 on the Plan of Valley Grove, Section 5, as of record in Book 5200, Page 582, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of said lot.

Being the same property conveyed to MARK HAMILTON, married, from WINFORD A. DAWSON, SR. and wife, PATRICIA DAWSON and WINFORD A. DAWSON, JR and wife, MARY CARNEY DAWSON by Special Deed of record in Instrument Number 20151116-0115878, Register's Office for Davidson County, Tennessee.

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

SUBJECT TO THE FOLLOWING:

1. Taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.

2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.
4. Grantee (purchaser) herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for sales price greater than $70,025.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

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 4273 Valley Grove Drive, Nashville, TN 37076.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on July 2, 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 2, 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: _____

