Karen Johnson Davidson County
Batch# 1162660 DEEDQC
07/25/2024 02:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240725-0056436

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 10, 2024. 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:
NETHER LLC, AN INDIVIDUAL PROTECTED SERIES OF MADHERM LLC		
505 Lake Valley Court	SAME AS NEW OWNER	075-15-0-037.00
Franklin, Tennessee 37069		075-15-0-013.00

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 NETHER LLC, AN INDIVIDUAL PROTECTED SERIES OF MADHERM LLC, (Grantee), being more particularly described as follows:

TRACT 2:.816 NETHERLANDS DRIVE, HERMITAGE, TN 37076-MAP 75-15, PAR. 37

BEING LOT NO. 23-B, ZONE LOT DIVISION OF LOTS 23 THRU 28, MEADOWS OF TULIP GROVE, SECTION TWO, OF RECORD IN PLAT BOOK 6900, PAGE 184, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

TRACT 3: 818 NETHERLANDS DRIVE, HERMITAGE, TN 37076-MAP 75-15, PAR. 13

BEING LOT NO. 23-A, ZONE LOT DIVISION OF LOTS 23 THRU 28, MEADOWS OF TULIP GROVE, SECTION TWO, OF RECORD IN PLAT BOOK 6900, PAGE

184, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to MARK S. HAMILTON, from PMB PROPERTIES, LLC, by Warranty Deed of record in Instrument Number 20150728-0074122, Register's Office for Davidson County, Tennessee.

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

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of 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 816-818 Netherlands Dr., Hermitage, TN 37076.

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 12 July 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: _____

