Karen Johnson Davidson County
Batch# 1162660 DEEDQC
07/25/2024 02:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240725-0056438

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 7/24/24, 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:
MADSON LLC, AN INDIVIDUAL PROTECTED SERIES OF MADHERM LLC		
505 Lake Valley Court	SAME AS NEW OWNER	043-09-0-314.00
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, 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 MADSON LLC, AN INDIVIDUAL PROTECTED SERIES OF MADHERM LLC, (Grantee), being more particularly described as follows:

TWO PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE,

TO-WIT: PARCEL NO. 1:

BEING PART OF LOT NO. 29 OF BLOCK "M" ON THE PLAN OF WOODLAWN ESTATES, AS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE COMMON REAR CORNER OF LOTS NOS. 28 AND 29; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTWARDLY 30 FEET, MORE OR LESS, TO A POINT IN THE NORTHWESTERLY RIGHT OF WAY OF HIGHWAY NO. 45; THENCE WITH SAID RIGHT OF WAY, SOUTHWESTWARDLY 34 FEET TO A POINT IN THE REAR LINE OF SAID LOT NO. 29; THENCE WITH SAME NORTHWARDLY 10 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

BEING LOT NO. 26 AND PARTS OF LOTS NOS. 27 AND 28 OF BLOCK "M" ON THE PLAN OF WOODLAWN ESTATES, AS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT AND PARTS OF SAID LOT ADJOIN AND FRONT 35 FEET ON THE WESTERLY SIDE OF KATE STREET, AND EXTENDS BACK 165 FEET ON THE NORTHERLY LINE AND 172 FEET, MORE OR LESS, ON THE SOUTHERLY LINE, TO A LINE IN THE REAR ON WHICH THEY MEASURE 75 FEET"

Being the same property conveyed to MARK S. HAMILTON, from ROBERT W. SLATE II, Co-Trustee and BOBBIE RUTH SLATE WILLIAMS, Co-Trustee of the ROBERT W. SLATE FAMILY TRUST, by Warranty Deed of record in Instrument Number 20150626-0061584, Register's Office for Davidson County, Tennessee.

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

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 311 Kate Street, Madison, TN 37115.

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

MARK S. HAMILTON

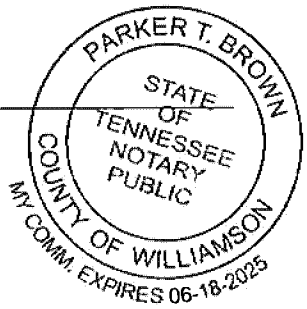
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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: _____



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: _____

