Karen Johnson Davidson County
Batch# 1162667 DEEDQC
07/25/2024 02:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240725-0056447

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 7/23, 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:
CENTER COURT PROPERTIES LLC	CENTER COURT PROPERTIES, LLC	
2130 Canady Ave	PO Box 100161	034 14 0 015.00
Nashville, TN 37211	Nashville, TN 37224	

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, WE, MARK HAMILTON and NATHAN HAMILTON, being all of the Partners of CENTER COURT PROPERTIES, a Tennessee General Partnership (Grantor), do hereby quitclaim, transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to CENTER COURT PROPERTIES LLC, a Tennessee limited liability company (Grantee), being more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE PLAN OF STANLEY HEIGHTS, AS OF RECORD IN BOOK 3300, PAGE 74, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 12 FRONTS 35.2 FEET ON THE SOUTHEASTERLY SIDE OF MAYME COURT AND EXTENDS BACK 110.3 FEET ON THE NORTHERLY LINE AND 94.7 FEET ON THE SOUTHW"ESTERLY LINE, TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE, MEASURING 132.3 FEET THEREON.

Being the same property conveyed to CENTER COURT PROPERTIES, A Tennessee General Partnership from MALCOLM JACKSON BUNCH, unmarried, by Warranty Deed of record in Instrument 20230522-0038455, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3)taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The legal description is taken from the prior deed 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 105 Mayme Court, Madison, Tennessee 37115.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on 7/23, 2024.

CENTER COURT PROPERTIES, a Tennessee General Partnership

By: _____
MARK HAMILTON, Partner

_____
NATHAN HAMILTON, Partner

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 and NATHAN HAMILTON, being all of the Partners of CENTER COURT PROPERTIES, a Tennessee General Partnership, with whom I am personally acquainted, and who acknowledged that they, in their capacity as Partners of CENTER COURT PROPERTIES, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 23, 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 23, 2024.

7/25/24

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 25th day of July, 2024.

Notary Public

My Commission Expires: _____

