Karen Johnson Davidson County
Batch# 1162876 DEEDQC
07/26/2024 01:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240726-0056741

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 7th, 2024. _____ Comm Exp: _____ Notary Public

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 06-27-2027

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
TUS&BRANCH46 LLC, AN INDIVIDUAL PROTECTED SERIES OF LA&TUSC LLC		
505 Lake Valley Court	SAME AS NEW OWNER	148-08-0-230.00
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 (Grantor), a single man, 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 TUS&BRANCH46 LLC, AN INDIVIDUAL PROTECTED SERIES OF LA&TUSC LLC, (Grantee), being more particularly described as follows:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS LOT NUMBER 44 ON THE PLAN OF SECTION NINE, TERRAGON TRAILS, OF RECORD IN BOOK 5200 PAGE 85, REGISTER'S OFFICE FOR SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NUMBER 44 FRONTS 97.67 FEET ON THE WESTERLY MARGIN OF LONG BRANCH AND EXTENDS BACK, 152.97 FEET ON THE NORTHERLY LINE AND 135.99 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 38.68 FEET THEREON.

Being the same property conveyed to MARK HAMILTON, a single man, from FEDERAL HOME LOAN MORTGAGE CORPORATION by Chicago Title Insurance doing business as ServiceLink, as Attorney-In-Fact, by Special Warranty Deed of record in Instrument Number

20080903-0090366, 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 RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

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 4709 Long Branch, Antioch, TN 37013.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on 7/12, 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 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: _____

