Karen Johnson Davidson County
Batch# 1162876 DEEDQC
07/26/2024 01:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240726-0056742

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 day of July 2024. _____ Comm Exp: _____ Notary Public

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My 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	148-08-0-205.00
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, (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 TUS&BRANCH46 LLC, AN INDIVIDUAL PROTECTED SERIES OF LA&TUSC LLC, (Grantee), being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section Eight, Terragon Trails, of record in Plat Book 5200, Page 41, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to MARK S. HAMILTON, from ROBERT H. MOSS, ATTORNEY IN FACT FOR FANNIE MAE A/K/AS FEDERAL NATIONAL MORTGAGE ASSOCIATION, BY WILSON & ASSOCIATES, P.L.L.C., by Special Warranty Deed of record in Instrument Number 20120113-0003511, and Affidavit of Scrivenor's Error in Cash Deed for Tennessee, of record in 20110321-0022023, Register's Office for Davidson County, Tennessee.

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

DEED RESTRICTION: GRANTEE(S) HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN $42,030.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE(S) SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN 42,030.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE(S). THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANV FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

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 4621 Long Branch, Antioch, TN 37013.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on 7/12, 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 day of July, 2024.

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

NOTARY PUBLIC

My Commission Expires: 6-18-2025

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: _____

