Karen Johnson Davidson County
Batch# 1163551 DEEDQC
07/30/2024 07:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240730-0057232

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 7/30, 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&XAV50 LLC, AN INDIVIDUAL PROTECTED SERIES OF LA&TUSC LLC		
505 Lake Valley Court	SAME AS NEW OWNER	148-08-0-119.00
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), 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&XAV50 LLC, AN INDIVIDUAL PROTECTED SERIES OF LA&TUSC LLC, (Grantee), being more particularly described as follows:

Being Lot No. 95 on the plan of Section Two, Oakwood terrace, of record in Book 4460, page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 95 fronts 71.24 feet on the easterly margin of Xavier Drive and extends back 136.15 feet on the northerly line and 138.0 feet on the southerly line to a dead line in the rear, measuring 75.1 feet thereon.

Being the same property conveyed to MARK HAMILTON from WILLIAM B. YOUNG, by Warranty Deed of record in Instrument Number 20090827-0080444, Register's Office for Davidson County, Tennessee.

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

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4460, page 118-119, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4650, page 995; and Book 4689, page 376, Register's Office for Davidson County, Tennessee.

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 4500 Xavier Drive, 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 July 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: _____

