Karen Johnson Davidson County
Batch# 1163552 DEEDQC
07/30/2024 07:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240730-0057235

| | |
|---|---|
| *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 )<br>COUNTY OF WILLIAMSON )<br>The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(4).<br><br>Affiant<br><br>Sworn to and subscribed before me this 7/12 2024.<br>Comm Exp: ____<br>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 |
|---|---|---|
| | | |
| BREW 1 LLC, AN INDIVIDUAL PROTECTED SERIES OF BREWSOUTH LLC | | |
| 505 Lake Valley Court | SAME AS NEW OWNER | 161-03-0-013.00 |
| 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 BREW 1 LLC, AN INDIVIDUAL PROTECTED SERIES OF BREWSOUTH LLC, (Grantee), being more particularly described as follows:

Being all of Lot 5 on the Plan of Wilkerson Heights of Record in Book 2900, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to MARK HAMILTON from FEDERAL HOME LOAN MORTGAGE CORPORATION, ORGANIZED AND EXISTNG UNDER THE LAWS OF THE UNITED STATES OF AMERICAN, by its duly authorized attorney in fact, Burrow Closing Management Corporation, by Special Warranty Deed of record in Instrument Number 20040608-0067805, 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 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 5003 Brewer Court, Nashville, TN 37211.

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: _____

