Karen Johnson Davidson County
Batch# 1163552 DEEDQC
07/30/2024 07:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240730-0057237

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 7/8 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
BREW 2 & WIND LLC, AN INDIVIDUAL PROTECTED SERIES OF BREWSOUTH LLC		
505 Lake Valley Court	SAME AS NEW OWNER	161-03-0-010.00
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 2 & WIND LLC, AN INDIVIDUAL PROTECTED SERIES OF BREWSOUTH LLC, (Grantee), being more particularly described as follows:

TRACT 2: 5009 Brewer Ct

Being all of Lot No. 2 on the Plan of Wilkerson Heights of record in Plat Book 2900, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being a part of the same property conveyed to MARK HAMILTON from ARKANSAS PARTNERS, LLC by Warranty Deed of record in Instrument No. 20140721-0064231, Register's Office for Davidson County, Tennessee.

SUBJECT TO AND INCLUDING ALL GRANTOR'S NON-EXCLUSIVE RIGHT, TITLE, INTEREST, AND OBLIGATIONS SET FORTH IN THAT CERTAIN DRIVEWAY EASEMENT OF RECORD AS INSTRUMENT NO. 20010123-0006896, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2014, NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC. AS MAY BE SET FORTH ON THE PLAN OF WILKERSON HEIGHTS OF RECORD IN PLAT BOOK 2900, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO TERMS AND OBLIGATIONS OF A DRIVEWAY EASEMENT OF RECORD AS INSTRUMENT NO. 20010123-0006896, SAID REGISTER'S OFFICE; FURTHER SUBJECT TO SEWER EASEMENTS OF RECORD IN BOOK6087, PAGE242; BOOK6087, PAGE 239 AND IN BOOK 6087, PAGE 147, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO RESTRICTIVE COVENANTS OF RECORD.

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 5009 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 day of July, 2024.

NOTARY PUBLIC

My Commission Expires: 6-18-2025

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: _____

