Karen Johnson Davidson County
Batch# 1163552 DEEDQC
07/30/2024 07:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240730-0057239

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 7/29, 2024. Comm Exp: Notary Public

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

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

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	135-05-0-011.00
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, married (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:

BEING Lot No. 16, on the Plan of Town Park Estates, of record in Plat Book 3300, Pages 64 and 65, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to MARK S. HAMILTON, married, from LELAND D. WATTS, married, by Warranty Deed of record in Instrument Number 20150507-0041794, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictions of record in Book 3400, Page 120, and Book 3436, Page 43, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Pages 64 and 65, said Register's Office; (3) Sewer and Drainage Easement of record in Book 5002, Page 148, said Register's Office.

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 1711 Southwind Drive, Nashville, TN 37217.

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, 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: _____

