QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1175132 DEEDQC
08/28/2024 02:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240828-0066272

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 01-24-2028
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):
Lux Law Group, PLLC
1201A 7th Avenue North
Nashville, TN 37208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nawakwa 303, LLC (NAME)	**New Owner** (NAME)	
PO Box 60185 (ADDRESS)	(ADDRESS)	**05314002800**
Nashville, Tennessee 37206-0185 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

MATTHIAS HUSSMANN, A SINGLE PERSON ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

NAWAKWA 303, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1: BEING LOT NO. 2 ON THE MAP OF NAWAKWA HILLS, POWWOW ADDITION, SECTION NO. 1 AS OF RECORD IN BOOK 843, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2: BEING LOT NO. 1 ON THE MAP OF NAWAKWA HILLS, POWWOW ADDITION, SECTION 1 AS OF RECORD IN BOOK 843, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXCLUSION:

INCLUDED IN THE ABOVE-DESCRIBED TRACT, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS A PORTION OF PROEPRTY CONVEYED TO VAN MCCORMACK AND SARAH ELIZABETH MCCORMACK BY DEED FROM EARL MCBROOM AND INEZ. G. MCBROOM OF RECORD IN BOOK 4385, PAGE 107, SAID REGISTER'S OFFICE AND DESCRIBE AS FOLLOWS:

BEING THE EASTERLY 10 FEET OF LOT NO. 2 ON THE MAP OF NAWAKWA HILLS, POWWOW ADDITION, SECTION NO. 1 AS OF RECORD IN BOOK 843, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MATTHIAS HUSSMANN, A SINGLE PERSON, BY WARRANTY DEED FROM JEREMY HOLMES, OF RECORD IN INSTRUMENT NUMBER 20211220-0167838, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

This is **improved** property known as: **303 Nawakwa Trail, Madison, TN 37115**

Witness our hands this the 28 day of August, 2024.

Matthias Hussmann

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthias Hussmann**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 day of August, 2024.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Certificate of Authenticity

I, **Ryan Lux**, 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 **8/28/24**.

Date

Affiant Signature

8/28/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28** day of **August**, 2024.

Notary's Signature

My Commission Expires: 4/26/25

Date

Notary's Seal (if on paper)

