NEW OWNER:
SEAN MCKINNIS, et ux
1031 Southside Court
Nashville, TN 37203

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 25-0767 (bjt)

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Karen Johnson Davidson County
Batch # 1298111 DEEDQC
07/16/2025 10 17 59 AM 3 pgs
Fees $17 00 Taxes $0 00
20250716-0056073

Map & Parcel No.: 092080I00100

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company,** have this day bargained and sold and by these presents do hereby quitclaim and convey unto **SEAN MCKINNIS and wife, ALYSSA MCKINNIS, as tenants by the entirety,** their successors, heirs and assigns, forever, all of its right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Being known and designated as all of Unit No. A, as established by Declaration of Covenants, Conditions, and Restrictions for FIVETEN FISK STREET, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230710-0052629, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the lots, property co-owners and tenants of FIVETEN FISK STREET, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20230710-0052629, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being a portion of the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company, by Warranty Deed from JLB DEVELOPMENT LLC, a Tennessee limited liability company, dated May 12, 2023, and of record in Instrument No. 20230517-0036794, Register's Office for DAVIDSON County, Tennessee.

These are **IMPROVED** property known as: **510 FISK STREET, UNIT A, NASHVILLE, TN 37203**.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 8th day of July, 2025.

HIDDEN TRAIL PROPERTIES, LLC

BY: Sean McKinnis, Authorized Member

STATE OF TENNESSEE

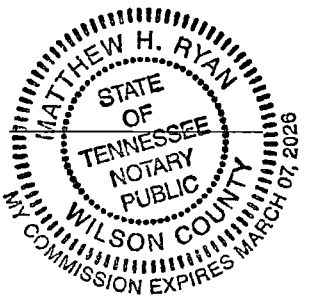
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SEAN MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **Authorized Member** of **HIDDEN TRAIL PROPERTIES, LLC**, the within-named bargainor, and as such authorized Member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized Member.

WITNESS my hand and official seal at office this 8th day of July, 2025.

NOTARY PUBLIC

My commission expires:



****

I hereby swear or affirm that the actual consideration given for this transfer is **$0.00.**

Rachel Conetta
AFFIANT

Sworn to and subscribed to before me this the 8th day of July, 2025.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026