QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 03/17/09 14:33 4 pgs
Fees:22.00 Taxes:0.00
20090317-0024058

KNOWN ALL MEN BY THESE PRESENTS, that **Lucille Hambrick, James Hambrick, and John L. Hambrick** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto **James Hambrick and John L. Hambrick, as joint tenants with right of survivorship,** all his/her right, title, and interest to the following described real estate, located in **Davidson County, Tennessee**, described as follows:

Land in Davidson County, Tennessee, being Lot No. 124 on the Map of Treppard Heights Subdivision, Section VII as of record in Book 2900, page 13, Register's Office for Davidson County, Tennessee.

SAID Lot No. 124 fronts 95 feet on the northerly side of Hummingbird Drive and runs back 226.9 feet on the easterly line and 290 feet on the westerly line to a line in the rear and measures 158.3 feet thereon:.

BEING the same property conveyed to Lucille Hambrick and James Hambrick by Quitclaim Deed from Lucille Hambrick, of record in instrument Number 20030918-0138087, Register's Office for Davidson County, Tennessee.

BEING the same property in which Lucille Hambrick signed a Durable Power of Attorney appointing James A. Hambrick as her Attorney in Fact, recorded on December 11, 2008 as Instrument No. 20081211-0119436 in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Lucille Hambrick, James Hambrick, and John L. Hambrick by Quitclaim Deed from Lucille Hambrick and James Hambrick, dated December 3, 2008, of record in instrument No. 20081211-0119437 in the Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF he/she has (ve) hereunto set his/her hand(s) and seal(s) this 13th day of **March, 2009**.

Lucille Hambrick By James A. Hambrick as her Attorney in fact

Lucille Hambrick
By: James Hambrick her Attorney in Fact

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for said County and State, the within named Lucille Hambrick, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Lucille Hambrick, by Power of Attorney and James Hambrick her Attorney in Fact executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 13th day of **March, 2009**.

My Commission Expires: 4/28/09

Notary Public

IN TESTIMONY WHEREOF he/she has (ve) hereunto set his/her hand(s) and seal(s) this 13th day of **March, 2009**.

James Hambrick

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for said County and State, the within named James Hambrick, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that James Hambrick, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 13th day of **March, 2009**.

My Commission Expires: 4/28/09

Notary Public

Sworn and subscribed to me this ___ day of **March, 2009**.

IN TESTIMONY WHEREOF he/she has (ve) hereunto set his/her hand(s) and seal(s) this 13th day of **March, 2009**.

John L. Hambrick

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for said County and State, the within named John L. Hambrick, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that John L. Hambrick, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 13th day of **March, 2009**.

My Commission Expires: 4/28/09

Notary Public

Sworn and subscribed to me this 13th day of **March, 2009**.

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

The actual consideration for this transfer is –0–

Affiant

Witness my hand and official seal this 13th day of **March, 2009**.

My Commission Expires: 4/28/09

Notary Public

ANGELA HARRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Sworn and subscribed to me this 13th day of **March, 2009**.

Prepared by: Pinnacle Title & Escrow, LLC at 2109 Buena Vista Pike, Nashville, TN 37218

Map No. and Parcel Number- 059-13-0-019.00

Improved property known as/Address of owner: 3210 Hummingbird Drive, Nasvhille, TN, 37218

Send Tax Bills to: New Owner

Pinnacle
Title and Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615)256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Florence King, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Florence King
Notary's Signature

FLORENCE KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires JAN. 9, 2012