Davidson County DEEDQC
Recvd: 08/21/15 15:51 3 pgs
Fees:17.00 Taxes:0.00
20150821-0084842

THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

Return To:

New Owner(s) Address and mail tax statements to:
Katherine Hamilton and Robert Roy Hamilton II
1382 Rural Hill Road 177
Antioch, TN 37013

Property Tax ID#: 163-02-0-C03-70-0CO
Order #: 1301763

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, KATHERINE HAMILTON f/k/a KATHERINE RALEY a married person who acquired title as unmarried herein joined by their spouse ROBERT ROY HAMILTON II, as Grantors, and KATHERINE HAMILTON and ROBERT ROY HAMILTON II wife and husband as joint tenants, as Grantees, hereby convey all rights, titles and interests that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 163-02-0-C03-70-0CO

Commonly known as: 1382 Rual Hill Road 177 Antioch, TN 37013

Prior Deed recorded 09/09/2011, in DBV: 20110909-0069944; Davidson County Court Clerk's Office.

Witness our hands this the 15th day of August, 2015.

Kat Herr f/k/a Kat Ra
KATHERINE HAMILTON f/k/a
KATHERINE RALEY

Robert Roy Hamilton II
ROBERT ROY HAMILTON II

STATE OF Tennessee }
COUNTY OF ~~Rutherford~~ Davidson }

NICHOLAS S. HOWELL
NOTARY PUBLIC
STATE OF TENNESSEE
HENDERSON COUNTY
My Commission Expires January 9, 2016

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by KATHERINE HAMILTON f/k/a KATHERINE RALEY and ROBERT ROY HAMILTON II, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 15 day of August, 2015.

Notary Public
My Commission expires:

We hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Kat Herr f/k/a Kat Ra
KATHERINE HAMILTON f/k/a
KATHERINE RALEY

Robert Roy Hamilton II
ROBERT ROY HAMILTON II

Subscribed and sworn to before me this the 15th day of August, 2015.

Notary
My Commission expires: Jan 9, 2016

NICHOLAS S. HOWELL
NOTARY PUBLIC
STATE OF TENNESSEE
HENDERSON COUNTY
My Commission Expires January 9, 2016

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT A

ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 37, UNIT NO. 177, AS DESCRIBED IN THE MASTER DEED AND BYLAWS FOR AUTUMN RIDGE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20060404-0038533, AND AMENDED IN INSTRUMENT 20060419-0045063, AND IN INSTRUMENT NO. 20061115-0141803 REGISTERS OFFICE FOR DAVIDSON COUNTY TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT. DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD.

BEING THE SAME PREMISES WHICH WILLIAM J. NELMS AND HEATHER J. NELMS, FORMERLY KNOWN AS HEATHER J. WAGNER BY WARRANTY DEED DATED SEPTEMBER 6, 2011, AND RECORDED SEPTEMBER 9, 2011 IN THE RECORDER'S OFFICE OF AFORESAID COUNTY, IN INSTRUMENT NO. 20110909-0069944, GRANTED AND CONVEYED UNTO KATHERINE RALEY, UNMARRIED, IN FEE.