BILL GARRETT, Davidson County
Trans:T20160050646 DEEDQC
Recvd: 06/15/16 11:04 5 pgs
Fees:27.00 Taxes:0.00
20160615-0060533

QUITCLAIM DEED

MAIL RECORDED DEED TO:

COMMONWEALTH USA SETTLEMENTS
100 PARK MANOR DR. 2ND FLOOR
PITTSBURGH, PA 15205

OWNER (SEND TAX BILLS TO):

GEOFFREY W. HAMLETT
602 BURGUNDY DRIVE
MADISON, TN 37115

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GEOFFREY W. HAMLETT, also known as GEOFFREY HAMLETT, an unmarried man, whose address is 602 Burgundy Drive, Madison, TN 37115, and TAMMY HAMLETT, an unmarried woman, whose address is 533 Amquiwood Court, Madison, TN 37115, who acquired title as husband and wife (herein, "Grantor"), hereby bargains, sells, remises, releases, quit claims and conveys to GEOFFREY W. HAMLETT, an unmarried man, whose address is 602 Burgundy Drive, Madison, TN 37115 (herein, "Grantee"), all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 602 Burgundy Drive, Madison, TN 37115

WITNESS my hand and seal this 6 day of June, 2016

PIN NO: 042 14 0 024.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Geoffrey W. Hamlett also known as Geoffrey Hamlett

Geoffrey W. Hamlett, also known as Geoffrey Hamlett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Geoffrey W. Hamlett, also known as Geoffrey Hamlett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of June, 2016.

[Affix Notary Seal]

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
December 17, 2018

Barbara Collins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12-17-2018

GRANTOR:

Tammy Hamlett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tammy Hamlett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of June, 2016.

[Affix Notary Seal]

Barbara Collins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12-17-2018

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
December 17, 2018

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.

GRANTEE

Grantee signature Geoffrey W. Hamlett
Geoffrey W. Hamlett

Subscribed and sworn to under oath before me, this 6 day of June, 2016.

Barbara Collins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12-17-2018

[Affix Notary Seal]

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
December 17, 2018

Exhibit A

LEGAL DESCRIPTION:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 84 ON THE PLAN OF SHERRY HEIGHTS, SECTION III, AS OF RECORD IN BOOK 2331, PAGES 126 AND 127, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PREMISES THAT WAS CONVEYED UNTO GEOFFREY HAMLETT AND WIFE, TAMMY HAMLETT AND BY GENERAL WARRANTY DEED FROM KIMBERLY M. WILLIAMS, UNMARRIED DATED APRIL 30TH, 2004 AND RECORDED MAY 11TH, 2004 AT DEED INSTRUMENT NUMBER 20040511-0053428 IN THE RECORDS OF THE DAVIDSON COUNTY RECORDER'S OFFICE, STATE OF TENNESSEE.

Parcel ID(s): 042 14 0 024.00

RETURN TO:

Commonwealth USA Settlements, LLC
100 Park Manor Drive, Second Floor
Pittsburgh, PA 15205