Davidson County DEEDQC
Recvd: 08/09/16 10:07 3 pgs
Fees:22.00 Taxes:0.00
20160809-0082648

Instrument Prepared By:
J. Carlton Drumwright
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

The actual consideration for this transfer is $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF Aug., 2016.

Notary Public
My Commission Expires: 1-26-19

STATE OF TENNESSEE NOTARY PUBLIC ELIZABETH WILLIAMSON COUNTY

Address New Owners as Follows:
Thelma J. Hall, et al
649 Harpeth Knoll Road
Nashville, TN 37221

Send Tax Bills To:
NEW OWNER

Map-Parcel:
Map 156-02
Parcel 19

STRAWMAN QUITCLAIM DEED
(THIS INSTRUMENT CONTAINS TWO CONVEYANCES)

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, , and for the express purpose of making a re-conveyance to add Thelma J. Hall to the title, **Robert A. Ramirez, Maria E. Ramirez and Christina N. Ramirez**, Grantors, do hereby quitclaim and convey their interest unto J. Carlton Drumwright Trustee, Grantee, his successors and/or assigns for the purposes set forth below the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Harpeth Valley Park, Section 2, of record in Book 3700, Page 129, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert A. Ramirez, Maria E. Ramirez and Christina N. Ramirez, all unmarried, all minor children, as tenants in common, from David Matthew Hamilton and Jennifer B. Hamilton, by Warranty Deed, of record in Book 11628, Page 878, Register's Office for Davidson County, Tennessee. Robert A. Ramirez, Maria E. Ramirez and Christina N. Ramirez having all now reached the age of majority.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 5 day of August, 2016.

Robert A. Ramirez

Maria E. Ramirez

Christina N. Ramirez

And now, I, the said J. Carlton Drumwright, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Robert A. Ramirez, Maria E. Ramirez, Christina N. Ramirez and Thelma J. Hall, as tenants in common with right of survivorship,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 5th day of August, 2016.

J. Carlton Drumwright, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Robert A. Ramirez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2016.

My Commission Expires: 5/5/16

Notary Public

JOE WILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Maria E. Ramirez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2016.

My Commission Expires: 5/5/20

Notary Public

JOE WILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Christina N. Ramirez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2016.

My Commission Expires: 5/5/20

Notary Public

JOE WILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. Carlton Drumwright**, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2016.

My Commission Expires: 1-26-19

Notary Public

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

