Bill Garrett Davidson County
Batch# 45269 DEEDQC
01/08/2018 11:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180108-0002190

QUITCLAIM DEED

MAIL RECORDED DEED TO:

LENORE HAMILTON
KENNETH HAMILTON
1216 MONTGOMERY AVENUE
NASHVILLE, TN 37207

OWNER (SEND TAX BILLS TO):

LENORE HAMILTON
KENNETH HAMILTON
1216 MONTGOMERY AVENUE
NASHVILLE, TN 37207

FCS21178

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, LENORE HAMILTON, formerly known as LENORE D. CUNNINGHAM, as Executor under the Last Will and Testament of Herman White who acquired title with Geneva White,* a married woman, joined by her spouse, KENNETH HAMILTON (herein, "Grantor"), whose address is 1216 Montgomery Avenue, Nashville, TN 37207, hereby bargains, sells, remises, releases, quit claims and conveys to LENORE HAMILTON and KENNETH HAMILTON, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 1216 Montgomery Avenue, Nashville, TN 37207, 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.

* who predeceased Herman White

LH KH

Property street address: 1216 Montgomery Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

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.

WITNESS my hand and seal this 23 day of December, 2017.

PIN NO: 07116027900

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

GRANTOR:

Lenore Hamilton, formerly known as Lenore D. Cunningham,
as Executor under the
Last Will and Testament of Herman White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lenore Hamilton, formerly known as Lenore D. Cunningham, as Executor under the Last Will and Testament of Herman White, 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 23 day of December, 2017.

[Affix Notary Seal]

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/08/2021
COUNTY OF DAVIDSON

Clinton Bryant
SIGNATURE OF NOTARY PUBLIC
My commission expires: 03-08-21

GRANTOR:

Kenneth Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kenneth Hamilton, 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 23 day of December 2017.

[Affix Notary Seal]

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/08/2021
COUNTY OF DAVIDSON

Clinton Bryant
SIGNATURE OF NOTARY PUBLIC
My commission expires: 03-08-21

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is 0.

Grantee:

Grantee signature: Lenore Hamilton
Lenore Hamilton

Subscribed and sworn to under oath before me, this 23 day of December, 2017 by Lenore Hamilton.

Clinton Bryant
SIGNATURE OF NOTARY PUBLIC
My commission expires: 03-08-21

[Affix Notary Seal]

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/08/2021
COUNTY OF DAVIDSON

Grantee:

Grantee signature: Kenneth Hamilton
Kenneth Hamilton

Subscribed and sworn to under oath before me, this 23 day of December 2017 by Kenneth Hamilton.

Clinton Bryant
SIGNATURE OF NOTARY PUBLIC
My commission expires: 03-08-21

[Affix Notary Seal]

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/08/2021
COUNTY OF DAVIDSON

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lots Nos. 346 and 347 on the Map of Oakwood Park, as of record in Book 421, Page 12, and Register's Office for said County.

Said lots adjoin and front together 60 feet on the west side of Montgomery Avenue and run back between parallel lines 165 feet to an alley.

APN: 07116027900

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to Herman White and wife, Geneva White, recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 4977 at Page 754 on December 9, 1975. The Last Will and Testament of Herman White was recorded January 13, 1994 in Book 9220, Page 589, in the Register's Office for Davidson County, Tennessee.

PIN NO: 07116027900

STREET ADDRESS:

1216 Montgomery Avenue, Nashville, TN 37207

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

I CHRISTINE WALSH,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.

State of NEW YORK
County of SUFFOLK
Personally appeared before me, ELAINE MARGIOTTA, a notary public for this county and state, CHRISTINE WALSH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
MY COMMISSION EXPIRES: 6/8/18
Notary's Seal (If on paper)

ELAINE MARIE MARGIOTTA
NOTARY PUBLIC
STATE OF NEW YORK
NUMBER: 01MA6008207
QUALIFIED IN NASSAU COUNTY