NEW OWNER:
Kay Hamilton
1004 Waterstone Drive
Lebanon, TN 37090

SEND TAX BILLS TO:
New Owner

Map/Parcel: 122-01-A-427.00CO

THIS INSTRUMENT PREPARED BY:
Carolyn Christoffersen, Attorney At Law
2494 North Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

File No. 18-0124

Prepared from information supplied by the parties; No title work performed or tax advice given.

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 132139 **DEEDQC**
08/23/2018 08:33:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180823-0083468

QUITCLAIM DEED

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, **Kay Hamilton, Trustee of the James and Kay Hamilton Family Trust dated April 14, 2015**, does hereby convey its interest in the below property unto **Barbara Kay Hamilton**, her heirs and assigns, forever, all of its right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, and being Unit No. 16 Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record in Instrument No. 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second

"Second Supplement"), the First Supplement, Second Supplement and the Original Declaration being collectively referred to as the "Declaration", to which reference is hereby made.

Being the same property conveyed to Trustees, James and Kay Hamilton UDT, James & Kay Hamilton Family Trust, dated April 14, 2015, by Quitclaim Deed from Barbara Kay Hamilton (aka Kay Hamilton and fka Barbara Kay Leege), dated May 29, 2015 and of record in Instrument No. 20150717-0070177, Register's Office for Davidson County, Tennessee.

James Hamilton died on February 12, 2018 leaving Barbara Kay Hamilton as the sole Trustee of the James and Kay Hamilton Family Trust, dated April 14, 2015.

This is IMPROVED property known as 166 Antler Ridge Circle, Unit 16, Nashville, TN 37214.

WITNESS SIGNATURE(S) this 20th day of August, 2018.

Barbara Kay Hamilton

Barbara Kay Hamilton, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **Barbara Kay Hamilton**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of August, 2018.

Carolyn M Christoffersen

Notary Public

My commission expires: 10/06/2021

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me, this the 20th day of August, 2018.

Carolyn M Christoffersen

Notary Public

My commission expires: 10/06/2021

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY