Karen Johnson Davidson County
Batch# 249267 DEEDQC
06/27/2019 09:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190627-0062244

Prepared By and Return To:

Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027

HUNTER SMITH
TENNESSEE NOTARY PUBLIC
My Comm Exp. Feb. 21, 2022
COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Emily Taylor
Affiant

Subscribed and sworn to before me this 20 day of June, 2019.

Hunter Smith
Notary

Commission Expires:_____

# QUITCLAIM DEED

| OWNER/ADDRESS | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| **Yoquanya Hambrick** | | |
| **3208 Sennadale Lane** | **NEW OWNER** | **050-14-0-235.00** |
| **Nashville, TN 37218** | | |

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of an kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Yolanda Hambrick, Personal Representative of the Estate of Samuel Hambrick, Sr., deceased,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL HER RIGHT, TITLE AND INTEREST UNTO, **Yoquanya Hambrick** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 261 on the Plan of Parkwood Estates, Section Two, as of record in Book 3300, Page 5, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Samuel Hambrick, Sr., by Warranty Deed from John H. Otey, III, a widower, dated June 18, 2001, and recorded June 20, 2001, of record in Instrument No. 20010620-0065499, in the Register's Office for Davidson County, Tennessee. The said Samuel Hambrick, Sr., having since died testate, on November 8, 2018. Pursuant to the Last Will and Testament of the said Samuel Hambrick, Sr., Probate No. 18-P-1984, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Yolanda Hambrick was appointed as Personal Representatives of the Estate of Samuel Hambrick, Sr., with full power to convey subject property.

The above legal description is the same legal description in the previous deed.

*This conveyance is made subject to any and all matters, restrictions and/or easements of record.*

This is improved (X) unimproved ( ) property, known as 3208 Sennadale Lane, Nashville, TN 37218

Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 26 day of June 2019.

Yolanda Hambrick

Yolanda Hambrick, Personal Representative

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yolanda Hambrick, Personal Representatives, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood (city), TN (state), this 26 day of June, 2019.

My commission expires: _____

Hunter Smith

Notary

HUNTER SMITH
TENNESSEE NOTARY PUBLIC
My Comm Exp. Feb. 21, 2022
COUNTY OF WILLIAMSON

## True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY