Karen Johnson Davidson County
Batch# 259218 DEEDQC
07/19/2019 10:12:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190719-0070866

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:
Susan Handly Hammer, Trustee
Susan Handly Hammer Revocable Trust
and
Clyde Franklin Hammer, Jr., Trustee
Clyde Franklin Hammer Revocable Trust
3618 Trimble Road
Nashville, TN 37215

Send Tax Bill To:
Susan Handly Hammer, Trustee
3618 Trimble Road
Nashville, TN 37215

Parcel ID Number:
130 08 0 F 001 00CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Susan H. Hammer** and husband, **Clyde F. Hammer, Jr.**, as Grantors, by these presents do hereby quitclaim and convey unto **Susan Handly Hammer, as Trustee of The Susan Handly Hammer Revocable Trust, Dtd. July 18, 2019**, and **Clyde Franklin Hammer, Jr., as Trustee of The Clyde Franklin Hammer, Jr. Revocable Trust, Dtd. July 18, 2019**, as Grantees, all of their right, title and interest in and to certain a tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Trimble Road Condominium, a horizontal property regime established by Master Deed of record in Book 7384, page 393, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit D to the aforementioned Master Deed, and being located upon Lot No. 53 on

the Plan of Sneed Estates of record in Plat Book 2133, pages 10 and 11, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan H. Hammer and husband, Clyde F. Hammer, Jr. from Lester H. Smith, Jr. and wife, Kathryn W. Smith, by Deed dated the 16th day of July, 2016 and recorded on July 21, 2016 of record in Instrument No. 20160721-0075152, Register's Office for Davidson County, Tennessee.

This conveyance is improved real property known as 3618 Trimble Road, Nashville, Tennessee 37215.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF we have hereunto set our hands and seals on this 18th day of July, 2019.

Susan H. Hammer
Susan H. Hammer

Clyde F. Hammer, Jr.
Clyde F. Hammer, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan N. Joynt, a Notary Public in and for said County, **Susan H. Hammer** and **Clyde F. Hammer, Jr.**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2019.

Susan N. Joynt
Notary Public

SUSAN N. JOYNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-3-23

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Susan H. Hammer

Subscribed and sworn to before me, this 18th day of July, 2019.

Notary Public

SUSAN N. JOYNT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-3-23

1168400.012.sm.Quitclaim Deed – Trimble Road