Karen Johnson Davidson County
Batch# 264821 DEEDQC
07/31/2019 02:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190731-0075534

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Stephanie S. Hamilton Affiant Subscribed and sworn to before me this 26th day of July, 2019. Notary Public My Commission Expires:

JEFFREY MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Stephanie S. Hamilton and/or Lauri M. Kraft, Trustees 3515 Byron Avenue Nashville, Tennessee 37205	SAME	104 10 0 044.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stephanie S. Hamilton**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the

subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Stephanie S. Hamilton and/or Lauri M. Kraft, Trustees of the Stephanie S. Hamilton Living Trust**, established by the Revocable Trust Agreement of Stephanie S. Hamilton dated July 16, 2019, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 16th day of July, 2019.

Stephanie S. Hamilton

Stephanie S. Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, at office, this 16th day of July, 2019.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Elmington Place Subdivision, of record in Book 547, Page 59, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the southerly side of Byron Avenue and runs back 175-1/2 feet on the easterly line and 167-2/3 feet on the westerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to James H. Hamilton and wife, Stephanie S. Hamilton, by deed from James W. Bilyeu, of record in Book 5126, page 458, Register's Office for Davidson County, Tennessee.

James H. Hamilton died on August 28, 2015.

This is improved property known as 3515 Byron Avenue, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

