THIS INSTRUMENT PREPARED BY:
Vantage Point Title
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

Karen Johnson Davidson County
Batch# 269972 DEEDQC
08/12/2019 01:38:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190812-0080254

QUIT CLAIM DEED

Return To:
ANDREW R. HAMMONDS AND EVANGELINE M. HAMMONDS
2120 Lebanon Pike, Apt 1
Nashville, TN 37210

New Owner(S) Address &
Mail Tax Statements To:
ANDREW R. HAMMONDS AND EVANGELINE M. HAMMONDS
2120 Lebanon Pike, Apt 1
Nashville, TN 37210

Property Tax ID#: 095-05-0B-001.00
File #: TN517437

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, ANDREW R. HAMMONDS, a married man, herein joined by his spouse, EVANGELINE M. HAMMONDS, as Grantor, hereby convey all rights, titles and interests that I may have in to ANDREW R. HAMMONDS AND EVANGELINE M. HAMMONDS, HUSBAND AND WIFE, as Grantee, to the following described real property located in DAVIDSON County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 095-05-0B-001.00

Property Address: 2120 Lebanon Pike, Apt 1, Nashville, TN 37210

Exempt Pursuant to T.C.A. Code 67-4-409(a3Ai).

Witness our hands this the 26th day of JULY, 2019.

ANDREW R. HAMMONDS

EVANGELINE M. HAMMONDS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, ANDREW R. HAMMONDS AND EVANGELINE M. HAMMONDS, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 26th day of JULY, 2019.

Notary Public

My Commission expires: JULY 5, 2021

MICHAEL C. DAVIS JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires July 5, 2021

I hereby swear or affirm that to the best of my knowledge, information and belief that consideration for the transfer is $0.00.

Subscribed and sworn to before me this the 26th day of JULY, 2019.

Notary

My Commission expires: JULY 5, 2021

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of TENNESSEE
County of DAVIDSON } ss.

On this the 26th day of JULY, 2019, before me,
Day *Month* *Year*

MICHAEL C. DAVIS, JR., the undersigned Notary Public,
Name of Notary Public

personally appeared Andrew R. Hammonds & Evangeline M. Hammonds,
Name(s) of Signer(s)

MICHAEL C. DAVIS JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires July 5, 2021

☐ personally known to me – **OR** –

☑ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

Signature of Notary Public

Place Notary Seal/Stamp Above

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1 ON THE MASTER DEED OF EASTHAVEN TOWNHOMES, OF RECORD IN INSTRUMENT NUMBER 20010806-0083543, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THAT SAME PROPERTY CONVEYED TO ANDREW R. HAMMONDS, MY HUSBAND BY DEED FROM EVENGLINE M. HAMMONDS DATED OCTOBER 27, 2008 AND RECORDED NOVEMBER 10, 2008 IN INSTRUMENT NO. 20081110-0111238 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, **Darell Near**, do hereby make oath that I am 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.

Signature

State of Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** 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: 9-9-2019

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # FF 901989
EXPIRES: September 9, 2019
Bonded Thru Notary Public Underwriters