Karen Johnson Davidson County
Batch# 361632 DEEDQC
02/21/2020 04:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200221-0019790

Name and Address of New Owner:
Ashlin Hamilton
730 N. 5th St
Nashville, TN 37207

Send Tax Bills To:
Ashlin Hamilton
730 N. 5th Street
Nashville, TN 37207

This Instrument Prepared By:
Julia A. Hirt
Tennessee Title Services LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122

Map & Parcel No: 082-07-0-423.00

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 and legal sufficiency of which are hereby irrevocably acknowledged, **AH Acquisitions, LLC, a Tennessee limited liability company** "the Grantor," convey and quitclaim unto **Ashlin Hamilton, married** "the Grantee" the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of an unnumbered tract as shown on the Map of Mrs. Sarah A. Hart's Subdivision of lots in East Nashville of record in Book 57, Page 151, in the Register's Office for said county and described as follows:

Beginning at a point in the westerly margin of North 5th Street, 150 feet south of the south margin of Arrington Street, being the southeast corner of the property conveyed to Minnie Martin by Deed from S. P. Holt and wife, of record in Book 1367, Page 11, said Register's Office; thence along Martin's south line westerly 170 feet to an alley; thence, with the margin of the same southerly 50 feet to a point; thence, easterly 170 feet to an alley; thence, with the margin of North 5th Street; thence, with the margin of the same, northerly 50 feet to the point of beginning.

Being the same property conveyed to AH Acquisitions, LLC by Warranty Deed from Nicole E. Ellis FKA Nicole E. Gallardo, a married woman of record in Instrument No. 20180615-0057770, Register's Office for Davidson County, Tennessee, dated June 12, 2018 and recorded on June 15, 2018.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

202002210019790

IN WITNESS WHEREOF, Grantor have executed this Deed on the 14 day of **February, 2020.**

AH Acquisitions, LLC

Ashlin Hamilton (SEAL)

Ashlin Hamilton, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Ashlin Hamilton,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **Member** of **AH Acquisitions,** the within named bargainor, a **Tennessee limited liability company**, and that he as such **Member**, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the **limited liability company** by himself as **Member**.

WITNESS my hand and official seal this 14 **day of February, 2020.**

Notary Public
My commission expires: _____

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 21st **day of February, 2020.**

Notary Public
My commission expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

File # MQ20-0032

202002210019790

True Copy Certification

I, **Jennifer Pennell**, 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.

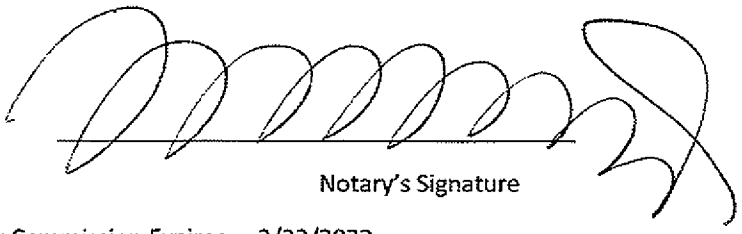


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

