Karen Johnson Davidson County
Batch# 361720 DEEDQC
02/24/2020 08:46:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200224-0019906

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm 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 voluntary sale.

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

Affiant: _____

Subscribed and sworn before me, this the ___ day of _____, 2020.

Notary Public: _____
My Commission Expires:

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Clarence Summey	New Owner	081-11-0461.00
P.O. Box 325		
Madison, TN 37115		

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **CHARLES HAMILTON**, (hereinafter referred to as "**GRANTORS**") does quitclaim and convey all of our undivided right, title and interest to the hereinafter described property to **CLARENCE SUMMEY AND CHARLES HAMILTON**, (hereinafter referred to as "**GRANTEE**") his heirs and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee being the most southerly 50 feet of lot 122 in McGavock, Westmore & others second addition to Nashville, called the town of McGavock, a plan of which is of record in Book No. 2, page 41, Register's Office for Davidson County, Tennessee.
Said 50 feet of lot 22 fronts 50 50 feet on the easterly side of 12th Avenue, north formerly Florence Street and runs back between parallel lines 14 feet to an alley.

Being the same property conveyed to Charles Hamilton by Quitclaim Deed from Clarence Summey & Charles Hamilton, dated November 14, 1989, of record in Book 10692, page 868, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **1706 12th Avenue N, Nashville, TN 37208**

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

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

IN WITNESS WHEREOF, this document was executed this 19th day of February, 2020.

CHARLES HAMILTON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **CHARLES HAMILTON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 19th day of February, 2020.

NOTARY PUBLIC

My Commission Expires:

