QUITCLAIM DEED FOR SEPARATION OF TAX PARCELS

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH, 2020.

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 380728 DEEDQC
04/02/2020 08:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200402-0035263

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE AND ESCROW, LLC
513 3RD AVENUE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
KENNETH HAMILTON	NEW OWNER	091-07-0-073.00
(NAME) **5307 LOUISIANA AVE**	(NAME) Oak Property LLC	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) 864 Kirkwood Ave Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **KENNETH HAMILTON, MARRIED**, HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **KENNETH HAMILTON, MARRIED**, HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: Land in Davidson County, Tennessee, being Lot No. 1214 of Block 20 of the Plan No. 2 of West Nashville, as shown on plat of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot fronts 25 feet on the south side of Louisiana Avenue and runs back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Kenneth Hamilton, by Warranty Deed from Shirley Crow, of record as Instrument No. 20200313-0028133, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in Davidson County, Tennessee, being Lot No. 1216 of Block 20 of the Plan No. 2 of West Nashville, as shown on plat of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot fronts 25 feet on the south side of Louisiana Avenue and runs back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Kenneth Hamilton, by Warranty Deed from Shirley Crow, of record as Instrument No. 20200313-0028133, Register's Office for Davidson County, Tennessee.

THE PURPOSE OF THIS CONVEYANCE IS TO SEPARATE THE PRESENT TAX PARCEL INTO TWO SEPARATE TAX PARCELS

unimproved ☐
This is improved ☒ property, known as 5307 Louisiana Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

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

Witness my hand this 19th day of March, 2020.

KENNETH 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 **Kenneth Hamilton,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of March, 2020.

Commission expires: March 8, 2021

Notary Public

SHELBY NICOLE BECKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 8, 2021

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

