Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ -0-

Affiant

Subscribed and sworn to before me this 11th day of May, 2020.

Notary Public – Larry N. Westbrook

My Commission Expires: 4/6/2021

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Karen Johnson Davidson County
Batch# 399862 DEEDQC
05/14/2020 09:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200514-0049990

19-0215

Address of New Owner:	Send Tax Bills to:	Tax Information:
Oak Property, LLC		Part Of
532 Hunting Hills Drive	NEW OWNER	091-07-0-073.00
Mt. Juliet, TN 37122		

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kenneth J. Hamilton, married**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey all of my right, title and interest to **Oak Property, LLC**, an Alabama limited liability company, hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1216, Block 20 on the Plan of Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the 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 dated March 11, 2020 from Shirley Crow, unmarried, recorded March 13, 2020 at Instrument No. 20200313-0028133, Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Kenneth Hamilton, married by Quitclaim Deed for Separation of Tax Parcels dated March 19, 2020 from Kenneth Hamilton, married, recorded April 2, 2020 at

Instrument No. 20200402-0035263, Register's Office for Davidson County, Tennessee.

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.

This property is neither the principal residence of the Grantor, his spouse nor any of his dependents.

Witness my hand this 11th day of May, 2020.

Kenneth J. Hamilton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kenneth J. Hamilton, the bargainor(s), with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 11th day of May, 2020.

Notary Public

My Commission Expires: 3/8/2021

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

TRUE COPY CERTIFICATION

I, Larry N. Westbrook, 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 – Larry N. Westbrook

State of Tennessee
County of Williamson

Personally appeared before me, Anne M. Pewitt, a notary public in and for this county and state, Larry N. Westbrook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/27/23

