Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 439024 DEEDQC
07/16/2020 11:04:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200716-0077984

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 10th day of July 2020. Notary Public My Commission Expires:

ACEY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner: Tucker Hamlett 5609 Fairhaven Drive Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: 161-10-0B-078.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Tucker Hamlett, unmarried and Rachel Hamlett aka Kimberly R. Hamlett nka Kimberly Rachel Ham, unmarried,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Tucker A. Hamlett, unmarried** his heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 269 on the Plan of Second Revision-Phase Six Villages of Brentwood of record in Plat Book 6900, Page 316, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tucker Hamlett and Rachel Hamlett, husband and wife by Warranty deed from Nathan E. Roe and Amelia D. Roe, husband and wife of record in Instrument No. 20160815-0084623 Register's Office for Davidson County, Tennessee, dated August 11, 2016 and recorded on August 15, 2016.

Being also known as 5609 Fairhaven Drive Nashville, Tennessee 37221.

Rachel Hamlett aka Kimberly R. Hamlett having since divorced and is now known as Kimberly Rachel Ham.

Document being executed pursuant to Marital Dissolution Agreement No. 49159B filed in the Chancery Court for Williamson County, Tennessee at Franklin.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of July 2020.

Tucker Hamlett

Rachel Hamlett aka Kimberly R. Hamlett, nka Kimberly Rachel Ham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Rachel Hamlett aka Kimberly R. Hamlett, nka Kimberly Rachel Ham the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of July2020.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at office, this 10th day of July 2020.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022