This Instrument Prepared with Information Furnished by the Parties and should be returned to:

Taylor C. Grills, Esq.
547 N. Mt. Juliet Rd., Ste. 100
Mt. Juliet, TN 37122

State of Tennessee
County of Wilson

The actual consideration is $0.00.

Affiant

Subscribed and sworn to before me this 30 day of June, 2020.

Notary
Commission Expires: _____

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF COUNTY RECORDS, AND TENNESSEE TITLE SERVICES, LLC IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR CONTENT STATED HEREN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Milayshia Hambrick 3212 Hummingbird Drive Nashville, Tennessee 37218	NEW OWNER	Map 59-13 Parcel 18

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Antonio Hambrick and Lynn Hambrick,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER, AND CONVEY ALL HIS RIGHT, TITLE, AND INTEREST UNTO, **Milayshia Hambrick,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee in the 13th Civil District, being Lot No. 123 on the Map of Treppard Heights Subdivision, Section 7, of record in Book 2900, Page 13, Register's Office for said County.

Karen Johnson Davidson County
Batch# 440760 DEEDQC
07/20/2020 12:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200720-0079376

Said Lot No. 123 fronts 100 feet on the north side of Hummingbird Drive and runs back 290 feet on the easterly line and 340 feet on the westerly line to a line I the rear measuring 173.8 feet thereon.

Being the same property conveyed to Yvonda L. Hambrick by Quitclaim Deed from Samuel Hambrick, a single person, of record in Instrument No. 20000207-0012352 in the Register's Office for Davidson County Tennessee. Said Yvonda L. Hambrick died on June 13, 2020 intestate leaving subject property to Antonio Hambrick, Lynn Hambrick, and Milayshia Hambrick.

This is improved property known as 3212 Hummingbird Drive, Nashville, Tennessee 37218.

Grantors covenant that they are lawfully seized and possess said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, a mortgage lien, and restrictions 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.

(Signature Page Follows)

(Signature Page for Quitclaim Deed)

Witness my hand this 30 day of June, 2020.

Lynn Hambrick

Lynn Hambrick

STATE OF Tennessee

COUNTY OF Wilson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Lynn Hambrick**, 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 this 30 day of June, 2020.

Notary Public

My Commission Expires: _____

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

(Signature Page for Quitclaim Deed)

Witness my hand this 30 day of June, 2020.

Antonio Hambrice

Antonio Hambrick

STATE OF Tennessee

COUNTY OF Wilson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Antonio Hambrick**, 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 this 30 day of June, 2020.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: _____

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

