Prepared by:

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

Karen Johnson Davidson County
Batch# 478551 DEEDQC
09/18/2020 12:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200918-0107212

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 17th day of September, 2020.

Notary Public – Larry N. Westbrook

My Commission Expires: 4/6/2021

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

19-0215

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Oak Property, LLC | | Part Of |
| 532 Hunting Hills Drive | NEW OWNER | 091-00-0-105.00 |
| 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 Hamilton**, 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. 822, Block 131, on the plan of Plan No. 1, West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.**

**Being a portion of the same property conveyed to Kenneth Hamilton, by Warranty Deed dated June 4, 2020 from Desiree Denee Melton, Executor and Sole Beneficiary of the Estate of John S. Orr, recorded June 5, 2020 at Instrument No. 20200605-0058188, Register's Office for Davidson County, Tennessee.**

**Also being a portion of the same property conveyed to Kenneth Hamilton by Quitclaim Deed for Separation of Tax Parcels dated June 22, 2020 and recorded June 23, 2020 at Instrument No. 20200623-0067605, 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 17th day of September, 2020.

Kenneth Hamilton

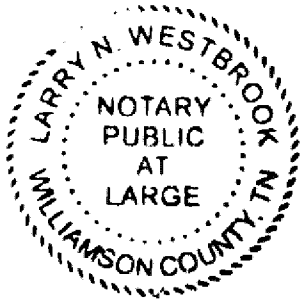
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kenneth 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 Franklin, Tennessee, this 17th day of September, 2020.

Notary Public - Larry N. Westbrook

My Commission Expires: 4/6/2021



## 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

ANNE M PEWITT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY