Karen Johnson Davidson County
Batch# 482297 DEEDQC
09/24/2020 10:36:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200924-0109854

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in the preparation of this quitclaim deed.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 23 day of September 2020.

Notary Public

My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Hamilton and Hiroko Lesser 530 Wanda Drive Nashville, TN 37210	New Owner	095 14 0 024.00

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, **William Hamilton, a single man,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **William Hamilton and Hiroko Lesser, both unmarried as joint tenants with rights of survivorship,** their 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 Number 72, on the plan of Elm Hill Acres, of record in Plat Book 2331, Page 67 and 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Steven Bouchareune and Victoria Bouchareune, husband and wife, by Warranty Deed from Angelle Hayes, an unmarried woman, of record in Instrument No. 20190524-0049401, in the Register's Office of Davidson County, Tennessee, dated May 23, 2019 and recorded in May 24, 2019.

Being the same property conveyed to William Hilton, a single man by Warranty Deed recorded in Instrument No. 20200916-0105698, in the Register's Office of Davidson County, Tennessee.

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 23 day of September 2020.

William Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Hamilton**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of September 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021