Karen Johnson Davidson County
DEEDQC
Batch# 483839 3 pgs
09/28/2020 08:23:35 AM
Fees: $17.00 Taxes: $0.00
20200928-0110808

Instrument Prepared by:
One Trust Advisor Attorneys
101 Winners Circle, Suite 101
Brentwood, TN 37027

ADDRESS NEW OWNER:
Scott Scovell Hamilton and Tracie Rose Hamilton
120 Woodward Hills Place
Brentwood, TN 37072

SEND TAX BILL TO:
Owner

Map and Parcel:
169-16-0-004.00

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Scott Hamilton and Tracie Hamilton, husband and wife, (herein "Grantors") have this day bargained and sold and do by these presents sell, transfer and convey unto:

Scott Scovell Hamilton and Tracie Rose Hamilton, Trustees under the Hamilton Marriage Trust dated September 16, 2020 (herein "Grantees"), its successors and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Revised Final Plat of Woodward Hills of record in Plat Book 9700, Page 900, as amended in Book 11766, Page 32, 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 Scott Hamilton and Tracie Hamilton, husband and wife, by Deed from John C. Russell and Carol L. Russell, husband and wife, dated July 23, 2018, and recorded on July 25, 2018 as Instrument No. 20180725-0072691 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 9700, Page 900, and as amended of record in Book 11766, Page 32, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11643, Page 319, amended in Book 11766, Page 32, Book 11766, Page 34 and Instrument No. 20000621-0061752, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20000502-0043931, in the Register's Office for Davidson County, Tennessee.

• Charter for Woodward Hills Homeowners Association of record in Instrument Number 20000502-0043930, in the Register's Office for Davidson County, Tennessee.
• Right of Way and Wagon Road Easement of record in Book 433, Page 326, and Book 1307, Page 301, in the Register's Office for Davidson County, Tennessee.
• Graveyard and Right of Ingress and Egress of record in Book 482, Page 675, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property is known as 120 Woodward Hills Place, Brentwood, TN 37072.

This transfer is from husband and wife to their revocable trusts and is therefore an exempt transfer.

The terms and provisions of the Tenancy by the Entirety Trust Code as applicable and as found at T.C.A. 35-15-510 shall apply to this property and or its proceeds.

IN WITNESS WHEREOF, we have hereunto set our signatures this 16th day of September, 2020.

Scott Hamilton

Tracie Hamilton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this the 16th day of September, 2020, before me, a Notary Public, personally appeared Scott Hamilton and Tracie Hamilton to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires: 4/6/2021

KEITH E. McKISSOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 16th day of September, 2020.

Notary Public

My commission expires:
4/6/21

