Karen Johnson Davidson County
Batch# 563673 DEEDQC
01/28/2021 03:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210128-0012943

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00

AFFIANT

Subscribed and sworn to before me this 22nd day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 7/9/22

ADDRESS OF NEW OWNER:
Oak Property, LLC
384 Green Harbor
Nashville, TN 37204

SEND TAX BILLS TO:
New Owner

Map/Parcel 08112028500

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Ken Hamilton, married, (herein, "Grantor")** hereby conveys all of his right title and interest to the hereinafter described property to **Oak Property, LLC, an Alabama Limited Liability Company, (herein, "Grantee"), their heirs, successors and assigns**. Said property conveyed herein is described as follows:

A certain trace or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot 254, on the Plan of McGavock's Town North Nashville, as shown on plat of record in Book 21, Page 23, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 254 fronts 50 feet on the westerly margin of 10th Avenue North, formerly Polk Street, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Ken Hamilton, married by Deed from John Glenn Warrick, unmarried and Pamela Kay Elliott, married, dated October 16, 2020, of record in Instrument No. 202010190121548, in the Register's Office for Cheatham County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to grantee.

Ken Hamilton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Ken Hamilton**, with whom I am personally acquainted, the bargainor, and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 22nd day of January, 2021.

Notary Public

My Commission Expires: 3/8/21

ASHLEY NICOLE BECKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2021

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

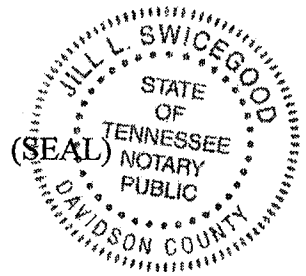
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900