THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
854 Wren Rd
Goodlettsville, TN 37072
20-2987TN

Karen Johnson Davidson County
Batch# 569528 DEEDQC
02/05/2021 01:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210205-0017110

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Kenneth Hamilton	Kenneth Hamilton	91-7-136.00
5629 Scenic Ridge Road	5629 Scenic Ridge Road	
Old Hickory, TN 37138	Old Hickory, TN 37138	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Fannie J. Crowder, unmarried**, hereinafter referred to as the "GRANTOR" and **Kenneth Hamilton, married**, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Fannie J. Crowder, unmarried,** has this day quitclaimed unto **Kenneth Hamilton, married**, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Property known as 5007 Tennessee Ave. Nashville, TN 37209, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot Nos. 914 and 916, Block 142 on the Plat of No. 1 Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Fannie J. Crowder, married, by Warranty Deed from Janet D. Watkins, single, dated 7/15/1997, filed and recorded 7/22/1997, of record as Book 10537, Page 656, said Register's Office.

Being the same property conveyed to Fab-Cro Properties, LLC, by Quitclaim Deed from Fannie Crowder dated 09/20/2012, filed and recorded 09/28/2012, of record as Instrument No. 20120928-0088550, said Register's Office.

Being the same property conveyed to Discover TN Realty, LLC, by Warranty Deed from Fab-Cro Properties, LLC, dated 01/07/2021, filed and recorded 1/19/2021, of record as Instrument No. 20210119-0008066, said Register's Office.

Being the same property conveyed to Kenneth Hamilton, married, by Warranty Deed from Discover TN Realty, LLC, dated 01/07/2021, filed and recorded 01/20/2021, of record as Instrument No. 20210120-0008466, said Register's Office.

Tax Map and Parcel ID is as follows 91-7-136.00

This Quitclaim Deed is executed to clarify and/or correct the conveyance of the property which was previously attempted in a deed recorded as Instrument No. 20120928-0088550, Register's Office for Davidson County, Tennessee (the "Prior Deed"). The Prior Deed failed to include a proper notary acknowledgement and was therefore not properly recordable. This conveyance is from the Owner/Grantor at the time of the Prior Deed to the current/present-time owner of the subject property.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my/our hand(s) this 2 day of February, 2021.

Fannie J. Crowder

Fannie J. Crowder

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Fannie J. Crowder,** 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 at Alpharetta, Georgia, this 2 day of February, 2021.

Desmond F Levy

Notary Public
Commission Expiration 2-13-2022

Desmond F Levy
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires 2-13-2022

I, or we hereby swear or affirm that to the best of the affiants knowledge, information, and belief, the actual consideration for this transfer $0.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 3rd day of February, 2021.

Chasity Petty

Notary Public
Commission Expiration 9/20/2021

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

Chasity Petty
My Commission Expires: 9/20/2021

