Karen Johnson Davidson County
Batch# 575731 DEEDQC
02/23/2021 12:34:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210223-0022060

QUITCLAIM DEED

State of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn to before me, this the 12th day of February, 2021.

Notary Public

My commission expires: 5/9/23

(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Oak Property, LLC, **a Tennessee limited liability company**	**OWNER**	P/O **Map 091-07-0 Parcel 136-00**
P. O. Box 292919		
Nashville, TN 37229		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, 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, married

HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED, AND BY THESE PRESENTS DOES HEREBY CONVEY UNTO

Oak Property, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO 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. 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 part of the same property conveyed to Fannie J. Crowder, married, by Deed dated July 15, 1997 from Janet D. Watkins, single,, of record in Book 10537, Page 656, Register's Office for Davidson County, Tennessee. Further conveyed to Fab-Cro Properties, LLC, by Quitclaim Deed dated May 2012 from Fannie Crowder, of record in Instrument No. 20120928-0088550, said Register's Office. Further conveyed to Discover TN Realty, LLC, by Deed dated January 7, 2021 from Fab-Cro Properties, LLC, of record in Instrument No. 20210119-0008066 and further conveyed to Kenneth Hamilton, married, by Deed dated January 1, 2021 from Discover TN Realty, LLC, of record in Instrument No. 20210120-0008466, said Register's Office. Quitclaim Deed to Kenneth Hamilton, married dated February 2, 2021 from Fannie J. Crowder, of record in Instrument No. 20210205-0017110, said Register's Office. Scrivener's Affidavits of record in Instrument No. 20210205-0017108 and Instrument No. 20210205-0017109, said Register's Office.

The property is not the principal residence of the Grantor or the Grantor's spouse.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 57, Pages 74 and 75, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

THIS QUITCLAIM DEED ALSO IS INTENDED TO DIVIDE THE PREVIOUSLY EXISTING TAX PARCEL INTO TWO SEPARATE PARCELS ACCORDING TO THE ORIGINAL LOT DESCRIPTION.

This is Improved (__x__) Unimproved (____) property, known as: **5007 B Tennessee Avenue, Nashville, TN 37209**

Witness my/our hand(s) this **12th** day of **February, 2021.**

Kenneth Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Hamilton**,** the bargainor, 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 Nashville, Tennessee, this **12th** day of **February, 2021.**

Notary Public

My Commission Expires: 11/8/24

