Karen Johnson Davidson County
Batch# 698964 DEEDQC
08/17/2021 12:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210817-0111221

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Guerrier Development 332 Lellyett Street Nashville, TN 37209	New Owner	069-07-0-044.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Alexandra Atu** by these presents do hereby quitclaim and convey unto **Guerrier Development, LLC, a Tennessee Limited Liability Company** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

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

Being Lot No.8 on the Plan of Clintondale, as of record in Dock 2330, page 120, Register's Office for said County, described as follows:

Beginning at a point in the Easterly margin of Jordan Drive, the common corner of Lot Nos. 7 and 8; thence with the line between said two lots Easterly 254.8 feet to a. point; thence North 0 degrees 26 minutes West 216.3 feet to a point in the Southerly margin of Clintondale Drive; thence with the margin of the same Westerly 157.1 feet to the beginning of a curve; thence around said curve in a Southwesterly direction 31.4 feet to a point in the Easterly margin of said Jordan Drive; thence with the margin of the same Southerly 163.9 feet to the point of beginning.

Being the same property conveyed to Authur C. Hamby and wife, Alexine A. Hamby by Warranty deed from Raymond Rice and wife, Mary Rice of record in Book 4811, page 654, Register's Office for Davidson County, Tennessee, dated October 03, 1972 and recorded on May 03, 1974.

Authur C. Hamby died June 15, 2017, leaving Alexine A. Hamby as the surviving tenant by the entirety.

Alexine A. Hamby died January 19, 2020, her estate being administered through Davidson County Probate Court Docket No. 20P1309, LEAVING POSSIBLE REMAINDER INTEREST TO ALEXANDRA ATU.

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
3 day of AUGUST, 2021.

Affiant

My commission expires: 3-3-25
(Affix Seal)

Notary Public

STEVE MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-03-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 3 day of August, 2021.

Alexandra Atu

Alexandra Atu

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Alexandra Atu** with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 3 day of August, 2021.

Notary Public

My Commission Expires: 05/05/25

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/17/2021 (date ~~of document~~).

Affiant Signature

08/17/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17th day of August, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025