RECORD AND RETURN TO:
Garside & Hunter, PLLC/lg
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 806980 DEEDQC
02/16/2022 03:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220216-0018263

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF FEBRUARY, 2022.

NOTARY PUBLIC

My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT PREPARED BY:
Garside & Hunter, PLLC, 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffaney Baynham 2704 Cato Ridge Dr. Nashville, TN 37218	Same as New Owner	58-09-O-A, Parcel 235

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Gwendolyn Hamer, spouse of J.T. Hamer,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Tiffaney Baynham, unmarried and J.T. Hamer, married,** their heirs and assigns, all her right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 222, on the Plan of Jordan Ridge at Eaton's Creek, Phase 7, Section 2, of record in Instrument No. 20080205-0012163, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tiffaney Baynham, unmarried, and J.T. Hamer, married, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 7/1/2008, recorded 7/3/2008, and appearing of record at Instrument No. 20080703-0068924, Register's Office for Davidson County, Tennessee.

Gwendolyn Hamer executed this Quitclaim Deed for the express purpose of conveying any interest she may have in the subject property as the spouse of J.T. Hamer.

WITNESS OUR HAND, this 2/2/22 DAY OF FEBRUARY, 2022.

Gwendolyn Hamer
GWENDOLYN HAMER

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 **Gwendolyn Hamer,** the bargainors, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of February, 2022.

NOTARY PUBLIC

My Commission Expires:_____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Ryan Lux, 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 2/2/22.

Date

Affiant Signature

2/2/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of February, 20 22XX.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025