Karen Johnson Davidson County
Batch# 812317 DEEDQC
02/28/2022 10:57:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220228-0022308

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Ste. 130** **Nashville, TN 37215** **File 220139139**	STATE OF TENNESSEE COUNTY OF WILLIAMS(The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 25th day of February, 2022. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

QUITCLAIM DEED

Address New Owner: Scott Hammrich 231 Cavanaugh Lane Franklin, TN 37064	Send Tax Bills To: New Owner	Tax Information: 091 08 0B 001.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Elaine R. Hammrich, a married woman,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Scott Hammrich,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Townhouse Unit A, Phase 1 on the Plan of EastOak Groves Townhouses, as recorded as Exhibit "A" to the Master Deed, Conditions, Restrictive Covenants and By-Laws of record in Instrument No. 20080602-0055567, Supplement and Amended in Instrument No. 20120402-0027510, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description. The Easements, Restrictive Covenants, Conditions and Regulations imposed therein are incorporated herein by reference and made a part hereof as if recited verbatim herein.

Being the same property conveyed to Scott Hammrich, unmarried and Elaine R. Hammrich, a married woman, by Warranty Deed from EastOak, LLC, and Curtis M. Groves, of record in Instrument No. 20091001-0091106, in the Register's Office of Davidson County, Tennessee, dated September 29, 2009 and recorded on October 01, 2009. Said property was never the marital residence of grantor.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2022 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of February 2021.

Elaine R. Hammrich, a married woman

STATE OF TENNESSEE)
COUNTY OF Moore)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Elaine R. Hammrich, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of February 2022.

KAREN A NUNLEY
STATE OF TENNESSEE NOTARY PUBLIC
MOORE COUNTY

Notary Public
My Commission Expires: 4/23/24