This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 833062 DEEDQC
04/01/2022 10:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220401-0037927

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Yolanda R. Hambrick 3209 Dove Place Nashville, TN 37218	NEW OWNER	59-13-76

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Yolanda R. Hambrick** "the Grantor," conveys and quitclaims unto **Yolanda R. Hambrick, a single woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 62 on the Map of Treppard Heights Subdivision, Section 6, as of record in Book 2900, Page 11, in the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 62 fronts 120.0 feet on the southeasterly margin of Dove Place and extends back 245.9 feet on the northeasterly line and 275.7 feet on the southwesterly line to a deadline, measuring 108.0 feet thereon.
>
> Being the same property conveyed to Yolanda R. Hambrick and Yvonda L. Hambrick, as joint tenants with right of survivorship, by Quitclaim Deed from Yolanda Hambrick, Personal Representative of the Estate of Samuel Hambrick, Sr., deceased, dated June 26, 2019, and recorded as Instrument No. 20190627-0062243 in the Register's Office of Davidson County, Tennessee. The said Yvonda Hambrick died on or about June 13, 2020, leaving Yolanda R. Hambrick with all interest in said property by right of survivorship.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 25th day of March, 2022.

Yolanda R. Hambrick (SEAL)
Yolanda R. Hambrick

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said State and County, Yolanda R. Hambrick, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25th day of March, 2022.

Notary Public
My commission expires: 7/29/24

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/24

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $0.00.

(Affiant)

Kaylan Gilbert
Notary Public

My commission expires: _____

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 March 25th 2022.

Affiant Signature

3/25/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/25/22.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.23.23