QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 851429 DEEDQC
05/05/2022 02:33:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220505-0052161

File No.: RES-22-2119B-CL

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 2 DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Oak Property, LLC	NEW OWNER	070-13-0I-002.00CO
(NAME)	(NAME)	
384 Green Harbor Road Old Hickory, TN 37138	(SAME)	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **KENNETH HAMILTON, A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **OAK PROPERTY, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 2119 Cliff Drive, a Horizontal Property Regime, of record in Instrument No. 20220128-0010551, and First Amendment to the Declaration of Covenants, Conditions and Restrictions for Homes at 2119 Cliff Drive, of record in Instrument No. 20220414-0043674, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said First Amendment; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Kenneth Hamilton, married, from Tonya Ferguson, unmarried, by Warranty Deed dated August 27, 2021, recorded August 31, 2021, in Instrument No. 20210831-0117368, in the Register's Office of Davidson County, Tennessee.

Subject property is not the principal or marital residence of Grantor, his spouse, or dependents, as defined by statute.

This is **unimproved** property, known as 2119 Cliff Drive, Nashville, TN 37218
(House Number) (Street) (City or Town) (State) (Postal Zip)

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

Witness my/our hand(s) this 2 day of May, 2022.

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,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of May, 2022.

Commission expires: 3/3/25

Notary Public

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171