Karen Johnson Davidson County
Batch# 904896 DEEDQC
08/18/2022 09:10:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220818-0093478

EXEMPT FROM TRANSFER TAX:

The True and Actual Consideration Paid for this Transfer, Stated in Terms of Dollars, is -0-.

Transfer to Present Owners' Revocable Trust who is the beneficiary of the Trust or back to original owner and is exempt under TCA 67-4-409(a)(3)(F).

No oath of value shall be required in any transaction that is exempt from tax. TCA 67-4-409(a)(5)

Prepared by parties to this instrument:
Patrick Hamilton and Kasey Hamilton
1641 Glenridge Drive
Nashville, TN 37221 (615) 979-4709

When recorded, mail this to:
PATRICK LEE HAMILTON and
KASEY KIDD HAMILTON, TRUSTEES
1641 GLENRIDGE DRIVE
NASHVILLE, TN 37221

Owner/Person responsible for payment of taxes is, and mail tax statements to:
PATRICK LEE HAMILTON and
KASEY KIDD HAMILTON, TRUSTEES
1641 GLENRIDGE DRIVE
NASHVILLE, TN 37221

QUITCLAIM DEED

GRANTORS, PATRICK HAMILTON and KASEY HAMILTON, husband and wife, whose mailing address is 1641 Glenridge Drive, Nashville, TN 37221, of Davidson County in the State of Tennessee, the undersigned Grantors, for **NO CONSIDERATION**, do hereby remise, release and forever quitclaim to

GRANTEES, PATRICK LEE HAMILTON and KASEY KIDD HAMILTON, as TRUSTEES of THE HAMILTON FAMILY LIVING TRUST dated August 14, **20**22, whose mailing address is 1641 Glenridge Drive, Nashville, TN 37221,

the following described real property in the County of **DAVIDSON**, State of **TENNESSEE**:

Being Lot No. 138 on the Final Plat of Riverside, Phase 2, as of record in Plat Book 7900 Page 656, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Riverside of record in Plat Book 7900 Page 656, Register's office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 7405 Page 780 and Instrument No. 20091124-0108147 and amended in Instrument No. 20040419-0044162 and in Instrument No. 20091204-0111306, the official records of Davidson County Register of Deeds.

3. Charter for Riverside Homeowners' Association of record in Book 7829 Page 703.

Account: 142130A13800CO

The address of such real estate is commonly known as: 1641 Glenridge Drive, Nashville, Tennessee

Being the same property as that deed recorded October 19, 2018, Document 20181019-0104090, records of Davidson County, and subject to all conditions, covenants, restrictions, reservations, easements, rights, and rights of way of record, if any, to current taxes, and to any other matters of record affecting said property.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.

IN WITNESS WHEREOF, Grantors have executed this deed this 14 day of August, 2022.

PATRICK HAMILTON

KASEY HAMILTON

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of August, 2022, before me personally appeared PATRICK HAMILTON and KASEY HAMILTON, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's/persons' free act and deed.

Seal

COUNTY OF DAVIDSON LINDA SCHREINER STATE OF TENNESSEE NOTARY PUBLIC

Signature of Notary Public

My commission expires: 1/06/2025

COUNTY OF DAVIDSON LINDA SCHREINER STATE OF TENNESSEE NOTARY PUBLIC