Karen Johnson Davidson County
Batch# 940273 DEEDQC
11/10/2022 02:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221110-0120729

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Greg Sanford and Mario Hambrick**, ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Mario Hambrick**, a married man (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Being the easterly half of Lot No. 33 on the Plan showing Dr. O.H. Menees' Subdivision of Lot in Nashville as of record in Book 57, Page 89, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 33 front 25 feet on the southerly side of Jefferson Street and runs back between parallel lines, 170 feet to an alley.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quit Claim Deed of record at Instrument Number **20200205-0013512** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 10th day of **November, 2022.**

Greg Sanford

Mario Hambrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Greg Sanford**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of **November, 2022.**

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

Personally appeared before me, a Notary Public in and for said state and county, **Mario Hambrick**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of **November, 2022.**

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

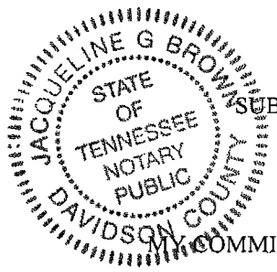
MY COMMISSION EXPIRES: 11/3/25

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT



SUBSCRIBED AND SWORN before me this the 10th day of **November, 2022.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

PROPERTY ADDRESS:	**2615 Jefferson St. Nashville, TN 37208**
TAX PARCEL NO.:	092 02 0 106.00
PROPERTY OWNER:	**Mario Hambrick**
OWNER'S ADDRESS:	**2615 Jefferson St. Nashville, TN 37208**
MAIL TAX BILLS TO:	**1906 Glen Echo Rd. Unit 158745** **Nashville, TN 37203**

Certificate of Authenticity

I, Holly A. Mason, 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 November 10, 2022.

Affiant Signature

11/10/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of November, 2022.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25