Karen Johnson Davidson County
Batch# 960800 DEEDQC
01/12/2023 03:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230112-0002856

QUITCLAIM DEED

FROM: Richard H. Hamilton

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Joseph William Sauve

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joseph William Sauve 903 Cadillac Drive Nashville, TN 37204	Same	060-12-0-065.00 060-12-0-066.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Joseph William Sauve
Affiant

Sworn to and subscribed before me, this 12th day of January, 2023.

Kitty Martin
Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard H. Hamilton**, an individual (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto **Joseph William Sauve**, an individual (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any and all improvements thereon.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 12th day of January, 2023.

GRANTOR:

Richard H. Hamilton

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Richard H. Hamilton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of January, 2023.

Notary Public

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

My Commission Expires: 10-2-2023

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land in the 8th Council District of Davidson County and being described by a survey done by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 11/27/22 as follows:

Parcel 65.00:

Beginning at a set iron pin in the northerly margin of Hart Lane, said pin being a common corner to Joseph William Sauve CR- 20130125 0008438 R.O.D.C.T. and being the most southwest corner of herein described tract; Thence now leaving said margin with said Sauve N 04°48'13"E 307.55 feet to a set iron pin, said being a common corner to James Michael Cunningham DB- 20080211 0013504; Thence now leaving said Sauve with said Cunningham S 86°02'35"E 50.00 feet to a set iron pin, said pin being a common corner to Parcel 66.00 of the same survey; Thence now leaving said Cunningham with said Parcel 66.00 S 04°48'13"W 307.93 feet to a set iron pin in the northerly margin of Hart Lane; Thence now leaving said Parcel 66.00 with said margin N 85°35'56"W 50.00 feet to the point of beginning containing 0.353 acres.

Parcel 66.00:

Beginning at a set iron pin in the northerly margin of Hart Lane, said pin being a common corner to Justin Cutler DB- 20121205 0111730 R.O.D.C.T. and being the most southeast corner of herein described tract; Thence now leaving said Cutler with said margin N 85°35'56"W 42.70 feet to a set iron pin, said pin being a common corner to Parcel 65.00; Thence now leaving said margin with Parcel 65.00 N 04°48'13"E 307.93 feet to a set iron pin, said pin being located in the southerly line of James Michael Cunningham DB- 20080211 0013504 R.O.D.C.T.; Thence now leaving Parcel 65.00 with said Cunningham S 86°02'35"E 42.70 feet to an existing iron pin, said pin being located in the westerly line of Yvonda Ridley DB 9305, PG 458 R.O.D.C.T.; Thence now leaving said Cunningham with Ridley and Susan Carroll DB- 20160216 0014396 R.O.D.C.T. and Justin Cutler DB- 20121205 0111730 R.O.D.C.T. S 04°48'13"W 308.27 feet to the point of beginning containing 0.302 acres.

Being the same property conveyed to STANLEY C. LIPSKI AND WIFE, BARBARA F. LIPSKI, by deed from JAMES E. CARNEY AND WIFE, EDITH A. CARNEY, of record in Book 5369, Page 730, dated November 17, 1978, said Register's Office. BARBARA F. LIPSKI has since conveyed her interest in said property to STANLEY C. LIPSKI, JR. by quitclaim deed of record in Book 6448, Page 712, dated October 2, 1984, said Register's Office. For further reference see Final Decree of Divorce of record in Book 8969, Page 587, said Register's Office. STANLEY C. LIPSKI, JR. died testate on or about July 21, 2012, devising said property to RICHARD H. HAMILTON subject to the life estate of MARY ANN COX by will of record in Docket No. 12P-1445 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

CERTIFICATE OF AUTHENTICITY

I, C. Mark Carver, 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 January 12, 2023.

1/12/2023
Date

C. Mark Carver
C. Mark Carver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of January, 2023.

Kitty W. Martin
Notary Public

My Commission Expires: 10/2/2023

