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

Karen Johnson Davidson County
Batch# 989204 DEEDQC
04/06/2023 12:26:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230406-0025208

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and no/100 ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Greg Sanford, unmarried,** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Mario Hambrick, married,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being property shown on the Resubdivision of Lot No. 34 on the Plan of Dr. O.H. Menees' Subdivision, Plat Book 57, Page 89, Register's Office of Davidson County, TN and Lot No. 10 on the Plan of Long and Ashwort's Subdivision, Plat Book 57, Page 87, Register's Office of Davidson County, TN, of which in Plat Book 11190, Page 75 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Greg Sanford and Mario Hambrick, by virtue of that certain Quit Claim Deed dated March 26, 2020, and being of record at Instrument Number 20200326-0032974 in the Register's Office of Davidson County, Tennessee.

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.

IN TESTIMONY WHEREOF I/we have executed this instrument the 6th day of **April, 2023.**

Greg Sanford

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 6th day of **April, 2023.**

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

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN before me this the 6th day of **April, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

PROPERTY ADDRESS:	**2609 Jefferson St., Nashville, TN 37208**
TAX PARCEL NO.:	**092 02 0 104.00**
PROPERTY OWNER:	**Mario Hambrick**
OWNER'S ADDRESS:	**1906 Glen Echo Road Unit 158745 Nashville, TN 37215**
MAIL TAX BILLS TO:	**1906 Glen Echo Road Unit 158745 Nashville, TN 37215**

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 April 6, 2023.

Affiant Signature

4/6/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of April, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026