Karen Johnson Davidson County
Batch# 1002392 DEEDQC
05/11/2023 02 26 29 PM 3 pgs
Fees $17 00 Taxes $0 00
20230511-0035300

This instrument was prepared by
Attorneys Title Company, Inc
2927 Berry Hill Drive
Nashville, Tennessee 37204

36587-5
Box #14

QUITCLAIM DEED

Address New Owner as Follows:	**Map and Parcel Numbers:**	**Send Tax Bills to:**
Justin W. Hampton and Ansley P. Hampton 4409 Elkins Ave., Nashville, Tennessee 37209	09116007300	New Owner

For and in consideration of the sum of One ($1.00) Dollar paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ernest W. Hampton and Dorothy Hampton, husband and wife** ("**Grantors**"), do hereby transfer and quitclaim unto **Justin W. Hampton and Ansley P. Hampton, husband and wife** ("**Grantees**"), their successors, heirs, and assigns, all of Grantors' interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 310 of Block 14 on the Plan of Charlotte Park's First Addition as of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Said Lot 310 fronts 61 feet on the south side of Elkins Avenue and runs back between parallel lines 180 feet to an alley.

BEING all of the same property conveyed to Argie C. Williams and wife, Sarah F. Williams by Installment Deed dated March 1, 1984, from Sidney P. Russell and wife, Ethel M. Russell, of record in Book 6241 Page 64 in the Register's Office for Davidson County, Tennessee.

The property was further conveyed to Argie C. William, Sr., and wife, Sarah F. Williams, and Argie C. Williams, Jr., unmarried, by Quitclaim Deed dated April 14, 1998, from Argie C. Williams and wife, Sarah F. Williams, of record in Book 10898 Page 361, said Register's Office.

Argie C. Williams being one and the same person as Argie C. Williams, Sr., died intestate on March 16, 1999, leaving Sarah F. Williams as the surviving tenant by the entirety.

Argie C. Williams, Jr. being one and the same person as Argie Clayton Williams, Jr., died intestate on May 21, 2000. Dalton C. Williams was the sole heir at law of Argie C. Williams, Jr. by Affidavit of Heirship of record in Instrument No. 20201013-0118969, said Register's Office.

Sarah F. Williams, individually, as surviving tenant by the entirety and sole heir at law of Argie C. Williams, Sr., further conveyed all interests that she and Argie C. Williams, Sr. owned to herself, Sarah F. Williams, unmarried, by Quitclaim Deed dated September 7, 2001, of record in Instrument No. 20010913-0099775, said Register's Office.

Sarah F. Williams died intestate on April 12, 2005. Joan Waddey, daughter of Argie C. Williams, Sr. and Sarah F. Williams, was incorrectly assumed to be the sole heir at law of Sarah F. Williams by Affidavit of Heirship of record in Instrument No. 20150828-0087127, said Register's Office.

Joan Waddey conveyed her interest in the property to Justin W. Hampton and Ansley P. Hampton, husband and wife, and Ernest W. Hampton and Dorothy Hampton, husband and wife, by Warranty Deed dated August 25, 2015, of record in Instrument No. 20150828-0087128, said Register's Office.

Dalton C. Williams conveyed his interest in the property to Darryl Harvey as Trustee of the 4409 Elkins Trust by Quitclaim Deed dated August 11, 2020, of record in Instrument No. 20201013-0118968, said Register's Office.

John D. Williams, son of Argie C. Williams, Sr. and Sarah F. Williams, died on December 26, 2021. Affidavits of Heirship of John D. Williams are of record in Instrument No. 20220915-0103100 and Instrument No. 20220915-0103101, said Register's Office. John D. Williams' interest in the property was conveyed to Justin W. Hampton, Ansley P. Hampton, Ernest W. Hampton, and Dorothy Hampton by Quitclaim Deed dated July 25, 2022, from Debbie Williams, as an heir of John D. Williams, Benjamin D. Williams, as an heir of John D. Williams, and Aliana E. Fetui, as an heir of John D. Williams, of record in Instrument No. 20220915-0103102.

Darryl Harvey, in his capacity as Trustee of the 4409 Elkins Trust, conveyed the Trust's interest in the property to Justin W. Hampton, Ansley P. Hampton, Ernest W. Hampton, and Dorothy Hampton via Quitclaim Deed dated September 16, 2022, of record in Instrument No. 20220926-0106450, said Register's Office.

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record.

The purpose of this deed is to remove Ernest W. Hampton and Dorothy Hampton, husband and wife, from the title and to vest title solely in Justin W. Hampton and Ansley P. Hampton, husband and wife. In connection with the preparation of this deed, the parties have also recorded an Affidavit in Furtherance of Title, which is recorded as Instrument No. 20230503-0032849 in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, this instrument has been executed this 9th day of May, 2023.

Ernest W. Hampton

Ernest W. Hampton

Dorothy Hampton

Dorothy Hampton

State of TN
County of DAVIDSON

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **Ernest W. Hampton** and **Dorothy Hampton**, with whom I am personally acquainted (or whose identities were proven to me with satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE this 9th day of May 2023.

Jessica D. Puckett

Notary Public
My Commission Expires: Sept. 8th 2026

JESSICA D PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of TN
County of DAVIDSON

The actual consideration for this transfer is $ 0-.

Affiant

Subscribed and sworn to before me this 9th day of May, 2023.

Jessica D. Puckett

Notary Public
My Commission Expires: Sept. 8th 2026

JESSICA D PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY