(1)

Karen Johnson Davidson County
Batch# 1010472 DEEDQC
06/02/2023 10 37 00 AM 2 pgs
Fees $12 00 Taxes $0 00
20230602-0041789

MARSHALL COUNTY TITLE & ESCROW
107-B West Commerce St
Lewisburg, TN 37091

This Instrument Prepared By:
Marshall County Title & Escrow, Inc.
107B West Commerce Street
Lewisburg, Tennessee 37091
Phone: 931/359-0842

	NAME/ADDRESS OF PARTY RESPONSIBLE FOR PAYMENT OF TAXES (if other than Owner)
Scott Hammrich	
231 Cavanaugh Lane	Same
Franklin, TN 37064	

For Property Assessment Purposes:
Map 091-02-ON Parcel 002.00 CO
Office of Marshall County, TN Assessor of Property
Property Address: 6115A Pennsylvania Avenue, Nashville, Tennessee 37209

QUITCLAIM DEED

FROM: **SMH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

TO: **SCOTT HAMMRICH**

The undersigned, **SMH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** does hereby quitclaim unto, **SCOTT HAMMRICH,** his heirs and assigns, all its right, title, and interest in and to the following described realty, to-wit:

Land in Davidson County, Tennessee, being Unit No. 6115B together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 6115 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220124-0008423, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is a portion of the property conveyed to SMH Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Bobby Perry and Quitclaim from Tammy Perry, spouse of Bobby Perry, and Quitclaim from Betty D. Wadholm, Life Tenant, said instrument being dated March 19, 2021, and recorded April 5, 2021, in Instrument No. 20210405-0043781, Register's Office of Davidson County, Tennessee.

Executed this 31st day of May, 2023.

SMH DEVELOPMENT, LLC

BY: _____
SCOTT HAMMRICH, Member

BY: _____
STEPHEN HAY, Member

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public in the County and State aforesaid, **SCOTT HAMMRICH**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Member of **SMH DEVELOPMENT, LLC**, a Tennessee Limited Liability Company, the maker, and that he is authorized by the maker to execute this instrument on behalf of the maker, **SMH DEVELOPMENT, LLC.**

Witness my hand at office this 31st of May, 2023.

Linda C. Sanders
NOTARY PUBLIC My Commission expires 8/28/2023.

LINDA C. SANDERS STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public in the County and State aforesaid, **STEPHEN HAY,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Member of **SMH DEVELOPMENT, LLC**, a Tennessee Limited Liability Company, the maker, and that he is authorized by the maker to execute this instrument on behalf of the maker, **SMH DEVELOPMENT, LLC.**

Witness my hand at office this 30th of May, 2023.

Linda C. Sanders
NOTARY PUBLIC My Commission expires 8/28/2023.

LINDA C. SANDERS STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

The undersigned makes oath that the value or consideration of this conveyance is $ -0-.

Affiant

Sworn to and subscribed before me this 30th day of May, 2023.

Linda C. Sanders
NOTARY PUBLIC My Commission expires 8/28/2023.

LINDA C. SANDERS STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY