Karen Johnson Davidson County
Batch# 1053762 DEEDQC
09/25/2023 12:08:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230925-0075128

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever ~~is~~ greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me this 25 day of September, 2023.

Notary Public

My commission expires: 4.19.26

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

ANNA E. ROWLAND STATE OF ~~TENNESSEE~~ NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR STREET, SUITE 100
MURFREESBORO, TN 37129

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mary Anne Hamilton **Mary Ella Hunt**	**SAME**	**06114008400**
3905 Burrus St		
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **MARY ANNE HAMILTON** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **MARY ANNE HAMILTON AND MARY ELLA HUNT** called "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Northeasterly part of Lot No. 77, on the map of the Subdivision of Maplewood Home Tract, of record in Book 421, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Beginning at a point in the Westerly margin of Burrus Street at the corner of Lot Nos. 77 and 78; thence with the line between said Lots, Westerly 215 feet to a point; thence Southerly 37 feet to a point; thence Easterly parallel to the line between Lot Nos. 77 and 78, 50 feet to a point; continuing Easterly 167 feet, more or less, to a point in the Westerly margin of Burrus Street; thence with the margin of the same Northerly 80 feet to the beginning.

Being the same property conveyed to Mary Anne Hamilton by Warranty Deed from Amanda J. Berlemeier, married, dated April 19, 2022 and recorded April 27, 2022, of record in Instrument No. 20220427-0048520, in the Register's Office of Davidson County, Tennessee.

This is **improved** property known as **3905 BURRUS ST , NASHVILLE, TN 37216**

WITNESS my/our hand(s) this 22 day September, 2023

Mary Anne Hamilton

MARY ANNE HAMILTON

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Transylvania

On this 22 day of SEPTEMBER, 2023 before me personally appeared **MARY ANNE HAMILTON**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.

PEGGY EVATT
NOTARY PUBLIC
Transylvania County
North Carolina

Notary Public Peggy Evatt

My commission expires: 06/04/2027

Certificate of Authenticity

I, GRACE VANCE, 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

9-25-26.

Date

Affiant Signature

9.25.25

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 25 day of September, 2025.

Notary's Signature

My Commission Expires: 4.19.2026

Date

Notary's Seal (if on paper)

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY