Karen Johnson Davidson County
Batch# 1065784 DEEDQC
10/27/2023 12:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231027-0084201

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by:
Hollingshead & Associates, PLLC
1720 West End Avenue, Suite 403
Nashville, TN 37203
(615) 549-1933

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THISTRANSFER IS $ -0.00-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 **day of** Oct., **2023.**

BAILLE MCMAHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES MARCH 28, 2026

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-28-26

TRUSTEE'S QUITCLAIM DEED

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL**
Elena Rahne Hamilton &	**Elena Rahne Hamilton &**	**182-15-0C-010.00 CO**
Carlos David Morales	**Carlos David Morales**	
1428 White Dutch Lane	**1428 White Dutch Lane**	
Antioch, TN 37013	**Antioch, TN 37013**	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and for the express purpose of removing myself from title, I, **Elena Rahne Hamilton, joined by spouse, Carlos David Morales**, by these presents do hereby quitclaim and convey all my right, title and interest unto **Kimberly K. Hollingshead, Trustee**, her successors and/or assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Unit 21 of the Townhomes of Clover Glen, Phase 1A Lot 22, a Planned Unit Development, as shown on Exhibit "A" of the Declaration of covenants, conditions and restrictions for the Townhomes of Clover Glen, a Horizontal Property Regime with private elements pursuant to Tennessee Code Annotated Section 66-27-103(b), of record in Instrument Number 20100813-0079686, corrected by Scrivener's Affidavits of record in Instrument Numbers 20180823-0083703, 20190130-0008905 and 20190522-0048424, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

BEING the same property conveyed to Elena Rahne Hamilton, a single woman, by Warranty Deed from Roco M. and Magteld H. LaBella, husband and wife, dated January 31, 2023, recorded on February 08, 2023 in Instrument No. 20230208-0009043 in the Register's Office of Davidson County, Tennessee.

Carlos David Morales, husband of Elena Rahne Hamilton, hereby joins in this conveyance for the purpose of conveying any and all right, title, and interest he/she may have in the subject property.

2297 - KC

No Boundary Survey or Title Examination was made at the time of this conveyance, with the legal description being the same as the previous deeds of record.
Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Property located at: 1428 White Dutch Lane, Antioch, TN 37013

And now, I, **Kimberly Hollingshead, Trustee**, for the express purpose of carrying out the intent of the conveyance, as above set out, do hereby quitclaim and convey my right, title, and interest unto **Elena Rahne Hamilton, and husband, Carlos David Morales**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand this the 26 day of October 2023.

Elena Rahne Hamilton

Carlos David Morales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elena Rahne Hamilton and Carlos David Morales**, the 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 official seal at office this 26 day of October, 2023.

Baille McMahan
Notary Public

My Commission Expires: March 28, 2026

BAILLE MCMAHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MARCH 28 2026

2297 - KC

Kimberly Hollingshead, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kimberly Hollingshead**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of Oct., 2023.

Notary Public

My Commission Expires: 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2297 - KC

Certificate of Authenticity

I, Kimberly Hollingshead, 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 10/26/2023.

Kimberly Hollingshead, Esq.

10/27/2023
Date

State of Tennessee
County of ~~Williamson~~ Davidson

Sworn to and subscribed before me this 27th day of October, 2023.

Notary Signature

My Commission Expires 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY