Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Margaret Ann Hamacher, Trustee **702 General George Patton Road** **Nashville, TN 37221**	**142 09 0F 702.00**	**SAME**

Karen Johnson
Batch # 1104848
02/27/2024 08:19:09 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240227-0013074

This instrument prepared by: Carter Shelton Jon
2021 Richard Jones Road, Suite 240, Nashville, T

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Margaret A. Hamacher, unmarried** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Margaret Ann Hamacher, Trustee of the Peggy Hamacher Revocable Trust dated February 22, 2024** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **702 General George Patton Road, Nashville, TN 37221.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 22nd day of February 2024.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7.7.25

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 22nd day of February, 2024.

Margaret A Hamacher

MARGARET A. HAMACHER

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 **Margaret A. Hamacher**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 22nd day of February, 2024.

Lucy Ralph

Notary Public

My Commission Expires:

7.7.25

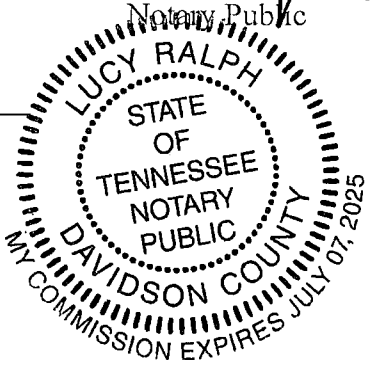


EXHIBIT A

(Legal Description of the Property)

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit: Unit No. 702, together with the Carport designated No. 702-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516 and 517, as amended in Book 6900, page 654, et seq, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages 396, et seq, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, pages 396-438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County.

*and Book 8123, page 690,

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

BEING the same property conveyed to Margaret A. Hamacher, unmarried, from Joyce Butler, Successor Trustee of the Steed Revocable Living Trust, dated December 2, 1996, by warranty deed filed for record on January 3, 2011, Instrument Number 20110103-0000477, as of record in the Register's Office for Davidson County, Tennessee.