This document prepared by:

Name:
Firm/Company: EQUITY SETTLEMENT SERVICES, INC.
Address: 444 ROUTE 111
Address 2:
City, State, Zip: SMITHTOWN, N.Y. 11787
Phone: 631-715-3445

Karen Johnson Davidson County
Batch# 1114384 DEEDQC
03/22/2024 03:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240322-0020237

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(and after recording return to):

1772978

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **BENJAMIN HATCH AND MOLLIE HATCH, HUSBAND AND WIFE**, Whose address is **190 KENNER AVENUE NASHVILLE, TN 37205**, hereinafter referred to as "Grantor", does hereby grant with quitclaim covenants **To BENJAMIN D HATCH AND MOLLIE ADRIANNE HATCH, HUSBAND AND WIFE,** Whose address is **190 KENNER AVENUE NASHVILLE, TN 37205**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of **DAVIDSON**, City of **NASHVILLE**, State of **TENNESSEE.**

"SEE DESCRIPTION ATTACHED"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by Deed from dated 7/31/2023 and recorded 08/02/2023 in Deed Instrument 20230802-0059576 of the Davidson County records

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Taxes for tax year 2024 shall be ☐ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☒paid by Grantee, or ☐ paid by Grantor.

The property herein conveyed ☐ is not a part of the homestead of Grantor, or ☑ is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.

WITNESS Grantor(s) hand(s) this the 7 day of March, ~~2022~~ SI 2024

BENJAMIN HATCH

MOLLIE HATCH

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 7 day of March, 2024, before me, Susie J Ingram (Name of Notary), the undersigned officer, personally appeared **BENJAMIN D HATCH AND MOLLIE ADRIANNE HATCH,** (Name of individual or individuals), known to me (or satisfactorily proven) to be the person(s) whose name(s) (is or are) subscribed to the within instrument and acknowledged that (he, she or they) executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

Date: 3/7/2024

(Signature of Notary Public)

My Commission Expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $10.00, which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

BENJAMIN HATCH -Affiant

Mollie Hatch - Affiant

~~**BENJAMIN HATCH -Affiant**~~ SI

Mollie Hatch - Affiant

Subscribed and sworn to before me this 7 Day of March, ~~2022.~~ SI 2024

Susie J Ingram

Notary

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

SEND TAX STATEMENTS TO:

BENJAMIN D HATCH AND MOLLIE ADRIANNE HATCH,
190 KENNER AVENUE
NASHVILLE TN 37205

EXHIBIT "A"

1-01771320

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly 1/2 of Lot No. 26 on the Map of Kenner-Manor Land Company's 2nd Subdivision of the Kenner Tract, as of record in Book 421, Page 100, and being designated as Lot B on the Map of a Resubdivision of Lot No. 26, Kenner Manor, as shown on the plan of record in Plat Book 3106, Page 60, Register's Office of Davidson County, Tennessee, described as follows:

Said part of lot fronts 50 feet on the easterly side of Kenner Avenue and runs back 133 feet on the northerly line and 130 feet on the southerly line to the westerly line of a 10 foot reserved strip on which it measures 50.08 feet.

Parcel Id #: 11604003601

For information only: 190 KENNER AVENUE, NASHVILLE, TN 37205.

Tennessee Certification of Electronic Document

I, Alita Russell, 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 03/7/24 (date of document).

Affiant Signature

03/22/24
Date

State of New York

County of Suffolk

Sworn to and subscribed before me this 22nd day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

KATHERINE ALFARO
Notary Public - State of New York
No. 01AL0007466
Qualified in Suffolk County
My Commission Expires 05/12/2027