Karen Johnson Davidson County
Batch# 1144606 DEEDQC
06/07/2024 01:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240607-0042855

QUITCLAIM DEED

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy or insurability of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-2-2026
(AFFIX SEAL)

LAUREN DEGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Avenue, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
OAK PROPERTY, LLC	NEW OWNER	09112036300
(NAME)	(NAME)	
384 GREEN HARBOR ROAD		
(ADDRESS)	(ADDRESS)	
OLD HICKORY, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT I, **KENNETH HAMILTON**, HEREINAFTER CALLED THE GRANTOR, HAs BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **OAK PROPERTY, LLC, AN ALABAMA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, HIS INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAN OF ENOCH HARWELL SUBDIVISION OF PART OF LOT NO. 12, CLIFTON PLAN, OF RECORD IN PLAT BOOK 161, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 10 FRONTS 56 FEET ON THE SOUTHERLY SIDE OF INDIANA AVENUE, FORMERLY WELLER STREET, AND EXTENDS BACK SOUTHWARDLY BETWEEN PARALLEL LINES WITH THE EAST MARGIN OF 41ST AVENUE NORTH, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY COVEYED TO KENNETH HAMILTON, BY QUITCLAIM DEED FROM OAK PROPERTY, LLC, OF RECORD AS INSTRUMENT NO.
20220125-0009005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Unimproved-d ☐
This is improved ☒ property, known as 4021 INDIANA AVENUE, NASHVILLE, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of June, 2024.

KENNETH HAMILTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 4th day of June, 2024, before me personally appeared Kenneth Hamilton, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of June, 2024.

Ashley Nicole Becker

Notary Public

My Commission Expires: 5/5/2025

ASHLEY NICOLE BECKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, MacKenzie Hudson ("Affiant"), 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 6-7-24 (date).

Affiant Signature

6-7-24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 7 day of June, 2024

Notary's Signature

My Commission Expires: ~~11-2-2026~~ 11-2-2026

Notary's Seal

LAUREN DEGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY