Karen Johnson Davidson County
Batch# 1157933 DEEDQC
07/15/2024 10:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240715-0052950

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(4). _____, Affiant Sworn to and subscribed before me this 9th day of July, 2024. _____ Comm Exp: _____ Notary Public

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
MARK HAMILTON RENTAL PROPERTIES LLC	MARK HAMILTON RENTAL PROPERTIES LLC	
2130 Canady Ave	505 Lake Valley Court	105-16-0-200.00
Nashville, TN 37211	Franklin, Tennessee 37069	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARK S. HAMILTON (Grantor), do hereby quitclaim, transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to MARK HAMILTON RENTAL PROPERTIES LLC, a Tennessee limited liability company, (Grantee), being more particularly described as follows:

Being the southerly part of Lot No. 34 on the Map of West Lawn, as of record in Book 332, page 90, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the easterly side of Canady Avenue, beginning at a point 25 feet north of the southern corner of said lot, and runs back between parallel lines 70 feet more or less to a dead line.

Being the same property conveyed to MARK S. HAMILTON from TIMOTHY R. COLEMAN, by Quitclaim Deed of record in Instrument 20140303-0017610, Register's Office for Davidson County, Tennessee.

The legal description is taken from the prior deed of record.

The conveyance is subject to such limitations, restrictions and encumbrances as may affect the property.

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.

The property is known as 2130 Canady Avenue, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on July 12, 2024.

MARK S. HAMILTON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARK S. HAMILTON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this July 12, 2024.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 July 12th, 2024.

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 12th day of July, 2024.

Notary Public

My Commission Expires: _____

