Karen Johnson Davidson County
Batch# 1158382 DEEDQC
07/16/2024 08:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240716-0053194

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 6th day of June, 2024. _____ Comm Exp: _____ Notary Public

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 06-27-2027

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:
NATHAN HAMILTON, Trustee of the RAYCOM TRUST	RAYCOM TRUST	
505 Lake Valley Court	505 Lake Valley Court	044-050-A-002.00 CO
Franklin, Tennessee 37069	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 NATHAN HAMILTON, Trustee of the RAYCOM TRUST dated June 18, 2024, (Grantee), being more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. 2 and private elements of 206 Ensley Homeowner's Association, Inc. created under Title 66, Section 27-101, et seq., as amended, TCA, of record in Book 8229, Page 652, and as amended in Supplement and Amendment to the Master Deed of 206 Ensley Homeowners' Association, Inc. being filed for record simultaneously herewith, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to Exhibit "B" to the Supplement and Amendment to the Master Deed recorded simultaneously herewith, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to MARK S. HAMILTON from EDGAR DALE CALVERT, unmarried, by Warranty Deed of record in Instrument 20030221-0023097, Register's Office for Davidson County, Tennessee.

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

This conveyance subject to Master Deed of record in Book 8229, Page 652; and easements and setback lines of record in Book 843, Page 13, said Register's Office.

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 115 Newell Avenue, Old Hickory, TN 37138.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on June 28, 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 June 28, 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 June 28, 2024

7/15/24

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 15th day of July, 2024.

Notary Public

My Commission Expires: _____

