Karen Johnson Davidson County
Batch# 1158382 DEEDQC
07/16/2024 08:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240716-0053195

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 8th day of July, 2024. Notary Public Comm Exp:

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:
MARK S. HAMILTON	MARK S. HAMILTON	
505 Lake Valley Court	505 Lake Valley Court	044-05-0 -233.00
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, DIANNE K. 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 S. HAMILTON, (Grantee), being more particularly described as follows:

Being Lot No. 108 on the Plan of Rayon City Subdivision, of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to DIANNE K. HAMILTON from MARK S. HAMILTON and wife, DIANNE K. HAMILITON, thru J. CARLTON DRUMWRIGHT, Trustee by Strawman Quitclaim Deed of record in Instrument 20090302-0017991, Register's Office for Davidson County, Tennessee.

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

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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 369 Rayon Drive, Old Hickory, Tennessee 37138.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on June 26, 2024.

Dianne K Hamilton
DIANNE K. 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 DIANNE K. HAMILTON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this June 26, 2024.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05-18-2025

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: _____

