Karen Johnson Davidson County
Batch# 1161192 DEEDQC
07/24/2024 09:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240724-0055775

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 22nd day of July 2024. Comm Exp: 06-27-2027 Notary Public

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My 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:
1509WOOD LLC, AN INDIVIDUAL PROTECTED SERIES OF ANTBOSWOOD LLC	SAME AS NEW OWNER	119-7 - 160
505 Lake Valley Court		
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 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 1509WOOD LLC, AN INDIVIDUAL PROTECTED SERIES OF ANTBOSWOOD LLC, a Tennessee limited liability company (Grantee), being more particularly described as follows:

Lot 1, OF THE RESUBDIVISION OF LOTS 4, 5 & 6 ON THE PLAN OF GLENROSE ACRES, as shown on plat of reocrd in Plat Book 5190, Page 68, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to MARK S. HAMILITON from LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARS ASSET BACKED SECURITIES 1 LLC, ASSET-BACKED CERTIFICATES SERIES 2007-HE2, BY EMC MORTGAGE CORPORATION, as ATTORNEY-IN-FACT, by Special Warranty Deed of record in Instrument 20090630-0060758, Register's Office for Davidson County, Tennessee.

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

Said property is conveyed subject to Restrictions, dedications, conditions, reservations, easement and other matters of record in Plat Book 5190, Page 68, and Easements in Book 3247, Page 1, in the Register's Office of Davidson County, Tennessee; and such restrictions, encumbrances, and limitations as may affect the premises.

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 2522 Glenrose Avenue, Nashville, Tennessee 37210.

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

MARK 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 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 12, 2024.

7/22/24

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

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

Notary Public

My Commission Expires: _____

