Karen Johnson Davidson County Batch # 1213100 DEEDQC 12/06/2024 11:40:56 AM 2 pgs Fees: $12.00 Taxes: $0.00 20241206-0094868	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 2024. Notary Public MY COMMISSION EXPIRES: 5/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Stephen Hatmaker, et al	**SAME**	**155 15 0 043.00**
(NAME) **205 Spring Ridge Court**	(NAME)	
(ADDRESS) **Nashville, Tennessee 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **RICHARD STEPHEN HATMAKER,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **RICHARD STEPHEN HATMAKER and TAMMY LYNN HATMAKER, husband and wife, as tenants by the entireties,** hereinafter called the Grantees and the Grantees' successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of McCrory Heights, First Revision of record in Book 9700, page 162, register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard Stephen Hatmaker and Mary Anne Hatmaker, as tenants in common, by Warranty Deed dated July 11, 2018, from Richard Stephen Hatmaker and Tammy Lynn Hatmaker, husband and wife, of record in Instrument No. 20180724-0072131, Register's Office for Davidson County, Tennessee.

Further being said property interest of MARY ANNE HATMAKER, passing to RICHARD STEPHEN HATMAKER by intestate succession, the aforementioned MARY ANNE HATMAKER having died on June 20, 2023, referenced by Affidavit of Heirship dated October 17, 2024, of record in Instrument No. 20241206-0094867 Register's Office for Davidson County, Tennessee.

This property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Unimproved ( )
This is improved (X) property, known as: **205 Spring Ridge Court, Nashville, TN 37221.**

Witness our hands, this the 6th day of December, 2024.

x Richard Stephen Hatmaker
RICHARD STEPHEN HATMAKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RICHARD STEPHEN HATMAKER** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 6th day of December, **2024.**

My Commission Expires: 3/3/2026

Notary Public

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026