Karen Johnson Davidson County
Batch# 1221196 DEEDQC
12/30/2024 10:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241230-0100945

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charles Whitfield Stephens Hamilton and Teresa Rains Hamilton, Co-Trustees 4136 Van Hook Road Cedar Hill, TN 37032	Same	105 13 0 109.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, WHITFIELD HAMILTON and TERESA HAMILTON (collectively, the "Grantor"), hereby quitclaim and convey to CHARLES WHITFIELD STEPHENS HAMILTON and TERESA RAINS HAMILTON, CO-TRUSTEES OF THE HAMILTON COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 68 on the Plan of Belmont Land Company's Plan, called Belmont Heights, of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot 68 fronts 50 feet on the northerly margin of Elmwood Avenue and extends back between parallel lines 188 feet to an alley.

Being the same property conveyed by deed of record as Instrument #20200413-0038374, Register's Office for Davidson County, Tennessee.

Being property known as 1406 Elmwood Avenue, Nashville, Tennessee.

[The remainder of this page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 23 day of December, 2024.

WHITFIELD HAMILTON

TERESA HAMILTON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Whitfield Hamilton and Teresa Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 23 day of December, 2024.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 01/24/2028

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 23 day of December, 2024.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 01/24/2028

37974090.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Dec 23, 2024 (date of document).

Affiant Signature

12/30/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of December, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

