QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1224072 DEEDQC
01/07/2025 09:16:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20250107-0001198

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24653618

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Golden Edward Hand and Kimberly Diane Hand**
Address of New Owner(s): **250 New Sawyer Brown Road, Nashville, TN 37221**

Property ID NUMBER: 128 10 0 070.00

THIS INDENTURE, made and entered into this 17 day of December, 20 24, by and between **Diane Hand and Kimberly Diane Hand and Golden Edward Hand, Wife and Husband,** party of the first part ("Grantor"), and **Golden Edward Hand and Kimberly Diane Hand, Husband and Wife, as Joint Tenants with Rights of Survivorship)** party of the second part ("Grantee"),

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

See Attached Exhibit "A"

For Information Purposes Only:

Being the same property conveyed to Golden Edward Hand, Jr. and Kimberly Diane Hand, by deed dated May 28, 2008 of record in Deed Instrument/Case No. 20080529-0054467, in the County Clerk's Office.

TMS: 128 10 0 070.00

Property Address: 250 New Sawyer Brown Road, Nashville, TN 37221

This conveyance is subject to 2024 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 74441817 QC101 01 0707

WITNESS the signature of the said party of the first part the day and year first above written.

Kimberly Diane Hand

Kimberly Diane Hand

STATE OF Georgia

COUNTY OF Fayette

Acknowledgement

On this 17 day of Dec., 2024, before me personally appeared Kimberly Diane Hand, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 17th day of December 2024

Signature of Notary Public

CORTNEY YLINEN
Notary Public - State of Georgia
Coweta County
My Commission Expires Aug 14, 2027

MCD 74441817 QC101 01 0707

WITNESS the signature of the said party of the first part the day and year first above written.

Diane Hand

Diane Hand

STATE OF Tennessee

COUNTY OF Davidson

Acknowledgement

On this 9th day of December 20 24, before me personally appeared Diane Hand, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 9th day of December, 2024

Signature of Notary Public

CHRISTOPHER D BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MCD 74441817 QC101 01 0707

WITNESS the signature of the said party of the first part the day and year first above written.

Golden Edward Hand

STATE OF Georgia

COUNTY OF Fayette

Acknowledgement

On this 17 day of Dec., 2024, before me personally appeared Golden Edward Hand, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 17th day of December 2024

Signature of Notary Public

CORTNEY YLINEN
Notary Public - State of Georgia
Coweta County
My Commission Expires Aug 14, 2027

MCD 74441817 QC101 01 0707

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$557,400.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 67-4-409. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – § 67-4-409(a)(1)(C)(iii)**

Megan Bonds

Affiant

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

Lakeshia Lane

Notary Public Signature

My commission expires: 10-1-2030

Lakeshia Lane

Lakeshia Lane
Notary Public State of Michigan
Wayne County
My Commission Expires 10/1/2030
Acting in the County of Wayne

MCD 74441817 QC101 01 0707

202501070001198

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 128 10 0 070.00

Land situated in the County of Davidson in the State of TN

BEING LOT NO. 97 ON THE PLAN OF STACY SQUARE, SECTION 3, AS OF RECORD IN BOOK 4175, PAGE 154, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Commonly known as: 250 New Sawyer Brown Rd, Nashville, TN 37221-1522

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Golden Edward Hand, Jr. and Kimberly Diane Hand, by deed dated May 28, 2008 of record in Deed Instrument/Case No. 20080529-0054467, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 12/17/2024 (date of document).

Affiant Signature

Dec 18, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 18 day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE