Karen Johnson Davidson County
Batch# 1231191 DEEDQC
01/29/2025 08:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250129-0006706

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Richard A. Hammett and Amy S. Hammett, Co-Trustees Hammett Community Property Trust 1106 Nicol Lane Nashville, TN 37205	Same	130 05 0 137.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, we, RICHARD HAMMETT and wife, AMY HAMMETT (collectively, the "Grantor"), hereby quitclaim and convey to RICHARD A. HAMMET and AMY S. HAMMET, as Co-Trustees of the HAMMETT 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 Lot No. 10 of The-Highlands-Of-Bellemeade, as shown on plat of record in Plat Book 547, Page 180, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Richard Hammett and wife, Amy Hammett, by Warranty Deed dated June 20, 2023, from Joel A. Fulmer and Hayden Fulmer, husband and wife, of record as Instrument No. 20230626-0048245, and recorded June 26, 2023, Register's Office for Davidson County, Tennessee.

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

The above description is the same as in the prior deed.

This is improved property known as 1106 Nichol Lane, Nashville, TN 37205.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 9 day of January, 2025.

RICHARD HAMMETT

AMY HAMMETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Richard Hammett and Amy Hammett, 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 9 day of January, 2025.

Notary Public
My Commission Expires: 3-8-2028

BLAINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Mar. 8, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 9 day of January, 2025.

Notary Public
My Commission Expires: 3-8-2028

BLAINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Mar. 8, 2028

45362643.1

Certificate of Authenticity

I, Lucretia Albert, 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 January 9, 2025.

Date

Lucretia Albert

Affiant Signature

01/27/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of January, 2025.

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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