Karen Johnson Davidson County
Batch # 1237818 DEEDQC
02/14/2025 02 18 30 PM 3 pgs
Fees $17 00 Taxes $0 00
20250214-0011453

This Instrument Prepared by: Rhonda Scott Kinslow, Kinslow Law Group, PLLC, 810 Dominican Drive, Nashville, TN 37228 without the benefit of a survey or title opinion.

QUITCLAIM DEED

FROM: NAOMI HAMILTON-PAGE (formerly Naomi R. Hamilton Johnson)

TO: MALCOLM HAMILTON

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Malcolm Hamilton	Malcolm Hamilton	Map 80
6300 Tower Circle, Apt 360	3245 Crowe Drive	Group 8
Franklin, Tennessee 37067	Nashville, Tennessee 37218	Parcel 28

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Naomi Hamilton-Page, being the owner of the property identified below and after being first and duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered for the actual consideration or value whichever is greater for $ 10.00.

Naomi Hamilton-Page
NAOMI HAMILTON-PAGE

Sworn to and subscribed before me, this 30 day of January, 2025.

Florence New
NOTARY PUBLIC

My Commission Expires: 11-8-2027

FLORENCE NEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION of ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Naomi Hamilton-Page, by these presents do hereby quitclaim and convey unto Malcolm Hamilton, to his heirs, successors and assigns, all my rights title and interest in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, Tennessee described as follows:

Being Lot No. 283 on the Plan of Section One, Bordeaux Gardens, as of record in Plat Book 3300, Page 91, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to the within named grantors by deed of record in Book 5487, Page 67, Register's Office for said County.

Being the same property conveyed to the within named grantors by deed of record in Book 11575 Page 134, Register's Office for said County.

This is improved property known as Crowe Drive, Nashville, TN 37218.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

PROPERTY ADDRESS: Crowe Drive, Nashville, TN 37218.

Witness my hand this 30 day of January, 2025.

Naomi Hamilton-Page

NAOMI HAMILTON-PAGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this 30 day of January, 2025.

Florence New

NOTARY PUBLIC

FLORENCE NEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-8-2027

Grantor and Grantee acknowledge that Attorney Rhonda Scott Kinslow is not serving in any capacity as a closing agent pursuant to the provision of Section 6045(e) of the Internal Revenue Code.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BASED ON A LEGAL DESCRIPTION PROVIDED BY THE PARTIES HEREIN AND THE PREPARER MAKES NO WARRANTIES OR RESPRESENTATIONS AS TO THE STATUS OF LEGAL TITLE TO THE SUBJECT REAL PROPERTY.