THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson
Batch # 1253276
03/28/2025 09 46 58 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250328-0023255

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A).

PREPARER'S DISCLAIMER: This instrument is prepared at the request and direction of the parties stated herein and based solely on information provided to the Preparer by said parties The parties declined to request a title search or other examination or research of the real estate or other records by the Preparer, and therefore the Preparer makes no representation or warranty that the information provided by the parties and included here is correct, or regarding the propriety or advisability of undertaking the transaction or conveyance contemplated by the terms of this instrument The acceptance, use, and recording of this instrument indicates the parties' consent to this disclaimer

QUITCLAIM DEED

(TO CREATE A TENANCY BY THE ENTIRETY in a MARRIED COUPLE)

Address of New Owners	Send Tax Bills To	Tax ID#
Joseph Michael Hamilton and Amanda Rose Hamilton 1000 Champion Hills Drive Kingston Springs, TN 37082	Owner	91-09-61

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and with the explicit intent and for the purpose of creating in the Grantees together a Tenancy by the Entirety in and to the entire interest in the property previously held by the Grantor alone, I, **Joseph Michael Hamilton**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Joseph Michael Hamilton and Amanda Rose Hamilton, husband and wife**, hereinafter called the Grantees, their, heirs and assigns, so as to create in the Grantees together a Tenancy by the Entirety as a married couple in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit.

Being a tract of land lying in Nashville, Davidson County, Tennessee and being Lot 3 of the Resubdivision of Howell-Milligan Property, as of record in Plat Book 7900, page 681, and being a part of the property of Morton B Howell Jr and Nancy W Howell as of record in Deed Book 2740, page 631, in the Register's Office for Davidson County, Tennessee, and being bounded on the north by the south right-of-way line of Robertson Avenue, on the east by Mrs James H Burton as of record in Deed Book 1913, page 319, and by Parkside

Place Condominiums as of record in Plat Book 6200, page 354, on the south by the north right-of-way line of Deal Avenue, and on the west by Earl Milligan as of record in Deed Book 4962, page 876, and by Lot 2 of the Resubdivision of Howell-Milligan property, as of record in Plat Book 7900, page 681, and being the property of Joyce Milligan as of record in Deed Book 4962, page 876, and being more particularly described as follows: Beginning at an iron rod in the south right-of-way line of Robertson Avenue at a common corner with Mrs James H Burton,

Thence with Mrs James H. Burton south 04 deg. 17 min 16 sec west, a distance of 432 44 feet to an iron rod in the north right-of-way line of Deal Avenue at a common corner with Parks ide Place Condominiums,

Thence with the north right-of-way line of Deal Avenue north 85 deg 34 min 00 sec west, 250 00 feet to an iron rod at a common corner with Earl Milligan,

Thence with Earl Milligan north 04 deg. 23 min 57 sec east, a distance of 216 19 feet to an iron rod at a common corner with Lot 2,

Thence with Lot 2 north 12 deg 53 min 50 sec. east, a distance of 218.58 feet to an iron rod in the south right-of-way line of Robertson Avenue,

Thence with the south right-of-way line of Robertson Avenue south 85 deg 34 min 36 sec east, a distance of216 86 feet to the point of beginning

Containing 104,429 square feet (**2.397 acres** more or less)

The above property description is based on a plat of the resubdivision of Howell-Milligan property prepared by R Scot Cherry, R L S #1512 of Cherry Land Surveying, dated January 17, 1994

Being the same property conveyed to **Joseph Michael Hamilton** by Warranty Deed from Earl Beasley, Jr , filed on 07/09/20132, at Instrument No. 20130709-0070600, Davidson County Register of Deeds

This is improved property known as 6115 Robertson Avenue, Nashville, TN 37209

Witness my hand this 20th day of March, **2025**

Joseph Michael Hamilton

STATE OF TENNESSEE

COUNTY OF Tenn

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Michael Hamilton**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained

Witness my hand and official seal, this 20 day of March, **2025**.

Peggy Elliott
Notary Public

My Commission Expires 1/6/26

PEGGY HARRISON ELLIOTT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 01/06/2025
COUNTY OF DAVIDSON