Karen Johnson Davidson County
Batch# 1257452 DEEDQC
04/08/2025 11:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250408-0026634

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Robert M. Hamilton, Jr., Trustee, Affiant Subscribed and sworn to before me, this 27th day of March, 2025. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Robert M. Hamilton, Jr. and/or Elizabeth P. Hamilton, Trustees 1083 Lynwood Blvd. Nashville, TN 37215	SAME	144-3 #13

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert M. Hamilton, Jr. and wife, Elizabeth P. Hamilton**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Robert M. Hamilton, Jr. and/or Elizabeth P. Hamilton, Trustees of the Robert & Elizabeth Hamilton Living Trust, established by the Revocable Trust Agreement of Robert M. Hamilton, Jr. and Elizabeth P. Hamilton dated March 27, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 27th day of March, 2025.

Robert M. Hamilton, Jr.

Elizabeth P. Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert M. Hamilton, Jr. and Elizabeth P. Hamilton, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of March, 2025.

My Commission Expires:

ALICE M. BOHANNON
STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Chickering Hills, Section II, as of record in Book 2331, page 137, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert M. Hamilton, Jr. and wife, Elizabeth P. Hamilton by deed from William Wizner and wife, Ruth K. Wizner, of record in Book 8528, page 263 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions and easement as follows:

1. Taxes for 2025 is a lien, but not yet due and payable.
2. Restrictive covenants contained in an instrument of record in Book 2541, page 570, Register's Office for Davidson County, Tennessee.
3. The Plan of record in Book 2331, page 137, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

This is improved property known as 1083 Lynwood Boulevard, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 3/27/25.

4/8/25
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of April, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

