THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners
Samantha Hamlow, Trustee
3929 Banbury Dr.
Nashville TN 37207

Send Tax Bills To
2131 Portway Alley
Nashville, TN 37207

Map-Parcel No.
050 02 0B 223.00

Karen Johnson Davidson County
Batch# 1263191 DEEDQC
04/22/2025 02:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250422-0030850

Quitclaim Deed to Trustee

Grantor: Pamela J. Hamlow (unmarried)
Grantee: Samantha Hamlow, Trustee of the Irrevocable Trust of Pamela J. Hamlow, dated April 21, 2025

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 223 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117974 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839 and amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pamela J. Hamlow, unmarried, by deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument Number 20190327-0027513, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2131 Portway Alley, Nashville, TN 37207.

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

This conveyance is made subject to:

a. Taxes and assessments for the year 2019, and subsequent years, not yet due and payable.

b. All matters appearing on the plan of record in Instrument No. 20171031-0111612 Register's Office for Davidson County, Tennessee.

c. Declaration of Restrictive Covenants for Belle Arbor Subdivision of record in Instrument No. 20100203-0008782, corrected and amended in Instrument No. 20160225-0018112, Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20171116-0117974, as corrected by Scrivener's Affidavit of record in Instrument No.. 20171122-0119839 and First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for

Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817 Register's Office for Davidson County, Tennessee.

d. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080513-0049052; Instrument No. 20100903-0070291; Instrument No. 20170918-0095214; Instrument No. 20170918-0095216 and Instrument No. 20171130-0122273 Register's Office for Davidson County, Tennessee.
e. Subject to easements of record in Book 6181, page 43 Register's Office for Davidson County, Tennessee.
f. Subject to Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6218, page 217 Register's Office for Davidson County, Tennessee.
g. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20160128-0008211 and Instrument No. 20160128-0008261 Register's Office for Davidson County, Tennessee.
h. Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160127-0007948 Register's Office for Davidson County, Tennessee.
i. Quitclaim Deed to Belle Arbor Homeowner's Association, Inc., a Tennessee corporation, of record in Instrument No. 20180410-0033776 Register's Office for Davidson County, Tennessee.
j. Subject to rights of others in and to common areas/elements.
k. Subject to lien for special assessments contained in DCCR's/Master Deed.

l. All other easements and restrictions of record.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Pamela J. Hamlow, Grantor

State of Tennessee
County of Sumner

On April 21, 2025, personally appeared before me, Pamela J. Hamlow, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public

My commission expires: 11/19/25

SARAH MARLETT
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Samantha Hamlow, Trustee
Grantee

Sworn to and subscribed before me on April 21, 2025.

Notary Public

My commission expires: 11/19/25

SARAH MARLETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Sarah Marlett, do hereby make oath that I am 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 April 21, 2025.

Signature

4/21/25
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on April 21, 2025.

Notary's Signature
My Commission Expires: 04/26/27

JOSHUA R. HUNTER
STATE
OF
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER