Karen Johnson Davidson County
Batch# 1270402 DEEDQC
05/08/2025 09:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250508-0036023

STATE OF TENNESSEE
COUNTY OF SUMNER

I/we hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 7th day of May, 2025.

Notary Public
My commission expires:
1/30/29

REX CHAMBERLAIN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
CHAMBERLAIN FIRM, PLLC
131 INDIAN LAKE RD., SUITE 201
HENDERSONVILLE, TN 37075

Address of Owner:	**Send Tax Bills To:**	**Map/Parcel Number**
Christina Hamrick, Trustees 186 Bugg Hollow Rd. Gallatin, TN 37066	Christina Hamrick, Trustees 186 Bugg Hollow Rd. Gallatin, TN 37066	059-00-0/050.01

Quitclaim Deed

For and in consideration of zero dollars ($0.00) and/or other good and valuable consideration, **Christina Hamrick (also known as Christina M. Singer), an unmarried woman and Michel R. Poole, Jr. (deceased),** (hereinafter referred to as the "Grantors") release and quitclaims to **Christina Hamrick, and her successors in trust, Trustee of the Hamrick Living Trust, dated May 7, 2025, and any amendments thereto** (hereinafter referred to as the "Grantees"), interest in a certain tract or parcel of land in Davidson County, Tennessee more particularly described as follows, to-wit:

A tract of land in the 13th Civil District, formerly the 23rd district, of Davidson County, Tennessee, being part of the land known as the Joe Boyd Farm as shown on an unregistered copy of a survey made April 3rd, 1952 by George W. Watkins, surveyor and described as follows:

Beginning at a point in the easterly margin of Buena Vista Pike 100 feet northerly from the northwest corner of a tract of land owned by Henry C. Peck et ux; thence northerly along the easterly margin of Buena Vista Pike 100 feet to a point; thence at right angles N 72 degrees E 217 feet more or less to the center of Whites Creek; thence with said creek southeasterly 110 feet more or less to a point in the north east corner of a tract of land owned by Eugene Singer et ux; thence along the northern boundary of the same Singer tract 265 feet more or less to the point of beginning.

BEING the same property conveyed to **Michel R. Poole, Jr. and Christina Hamrick** by Warranty Deed from **Michael K. Singer, Jr.,** recorded on March 13, 2009 in as Instrument #20090313-022738 in the Register's Office of Davidson County, Tennessee.

Grantor conveys interest in the aforementioned tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said Grantee, its heirs, successors, and assigns, forever.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

This is improved property known as 4940 Buena Vista Pike, Nashville, TN 37218.

This conveyance is subject to any and all existing plat notes, covenants, conditions, restrictions and easements of record.

IN WITNESS WHEREOF, Grantors has hereunto set their hand and affixed their seal, the day and year first above written.

Christina Hamrick

STATE OF TENNESSEE)
) ss:
COUNTY OF SUMNER)

On this 7th day of May, 2025 before me personally appeared **Christina Hamrick** to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

REX CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My commission expires: 1/30/29

Tennessee Certification of Electronic Document

I, Christina Hamrick, 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 May 7, 2025 (date of document).

Affiant Signature

May 7, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7th day of May 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

