Karen Johnson Davidson County
Batch# 1275242 DEEDQC
05/20/2025 07:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250520-0039451

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and subscribed before me this 16th day of May, 2025. Notary Public My Commission Expires: 10/26/27 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

DANIEL WIDBOOM NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY My Commission Expires 10-26-2027

QUITCLAIM DEED

THIS INDENTURE, made this 16th day of May, 2025, among:

ROBERT HAMILTON AND KATHERINE HAMILTON, HUSBAND AND WIFE,

of Williamson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ROBERT ROY HAMILTON, II AND KATHERINE GRACE HAMILTON, TRUSTEES OF THE PEYTON TRUST DATED JANUARY 24, 2025,

of Williamson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, the plat of which is of record in Plat Book 4300, Page 10, Register's Office for Davidson County, Tennessee, being Revised Lot No. 1 of the Re--Subdivision of Lots 36, 37 & 38, William Lee's Subdivision of Roth Property of record in Plat Book 1130, Page 67, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said lot fronts 69.84 feet on the Southerly side of Morton Avenue and runs back 185.00 feet on the Westerly line and 184.77 feet on the Easterly line to a line in the rear on which it measures 69.84 feet.

Being the same property conveyed to Robert Hamilton and Katherine Hamilton, husband and wife, by Waranty Deed from Penney Hillis, a widow, dated January 8, 2024, and recorded January 9, 2024, at Instrument No. 20240109-0001840, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 217 Morton Avenue, Nashville, TN 37211.

THIS DEED has been prepared solely upon information furnished by **Robert Hamilton and Katherine Hamilton.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

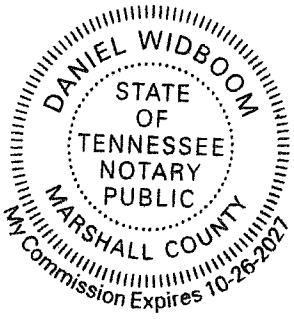
ROBERT HAMILTON

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Robert Hamilton**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of May, 2025.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27



KATHERINE HAMILTON

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Katherine Hamilton**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of May, 2025.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Owner Name & Property Address:

Robert Roy Hamilton, II and Katherine Grace Hamilton, Trustees
Peyton Trust, dated January 24, 2025
2117 Belsford Drive
Nolensville, TN 37135

Responsible Party For Taxes:

Robert Roy Hamilton, II and Katherine Grace Hamilton, Trustees
Peyton Trust, dated January 24, 2025
2117 Belsford Drive
Nolensville, TN 37135

Tax Map and Parcel: 119 14 0 245.00

Certificate of Authenticity

I, Trent Linville, 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 5-16-25.

Date

T Linville

Affiant Signature

5-16-25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 16th day of May, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

