Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1275696 DEEDQC
05/20/2025 10:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250520-0039644

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Bristol Hamilton Family Revocable Living Trust 1300 Hadley Avenue Old Hickory, TN 37138	New Owner	05303016000

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Daniel Hamilton Goscombe and Maria Sayil Camacho Perez, husband and wife,** ("Grantors") this day has bargained and sold, and hereby quitclaim, convey and transfer unto **Bristol Hamilton Family Revocable Living Trust dated May 20, 2025,** ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Tract 1 - 053-03-0-160.00
Being Lot No. 1, Section "C", Village of Old Hickory, as shown on plan recorded November 3, 1950, Book 1909, Page 296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Subject to and/or reserving one (1) special easement 12 feet wide for sewer, water, electric and/or telephone cable, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement. If special easement is abandoned, for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

The property above described abuts on Dodson Street as shown on said Plan of Section "C" on the easterly margin thereof. The easement reserved by the Plan of Section "D" Book 1424, Page 65, R.O.D.C., Tennessee, and the Plan of Section "C", Book 144, Page 66, R.O.D.C., Tennessee, having been altered by instruments executed by all the parties owning property abutting on said Street, on both the easterly and westerly margins thereof, from Ninth Street to Seventeenth Street, recorded on June 30, 1950, in Book 1853, Page 281 and Page 257, Register's Office for Davidson County, Tennessee, so as to change Dodson Street from public street to a private driveway, this conveyance of Lot No. 1 in Section "C" is being made subject to an easement in Dodson Street for private road and public utilities only.

Tract 2 - 053-03-0-160.00
Being Lot No. 2 Section "C", Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, Page 66, in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to **Daniel Hamilton Goscombe and Maria Sayil Camacho Perez, husband and wife**, by Warranty Deed dated September 13, 2022, from **Paula A. Masner, an unmarried woman**, recorded in Instrument No. 20220916-0103366, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1300 Hadley Avenue, Nashville, TN 37138.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 20th day of May 2025.

Daniel Hamilton Goscombe

Maria Sayil Camacho Perez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Daniel Hamilton Goscombe**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May 2025.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Maria Sayil Camacho Perez**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May 2025.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

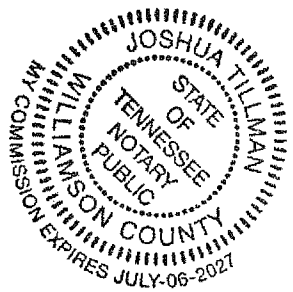
The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 20th day of May 2025.

Notary Public

My Commission Expires:
7/6/27



Certificate of Authenticity

I, **Josh Tillman**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 20, 2025.

Affiant Signature

May 20, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20th day of May 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

ERIN D. STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUG 19, 2028