Karen Johnson Davidson County
Batch # 1295922 DEEDQC
07/11/2025 08:28:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250711-0054553

THIS INSTRUMENT PREPARED BY:
T. Leigh Hearn-Rushton, Esq.
The Rushton Law Firm, PLLC
109 Kenner Avenue, Suite LL-102
Nashville, TN 37205

Mail Tax Notices To: Susan Elizabeth Hamilton, 2829 Bronte Avenue, Nashville, TN 37216
New Owner Address: Susan Elizabeth Hamilton, 2829 Bronte Avenue, Nashville, TN 37216
Map Parcel No: 072-10-126. 00

Quitclaim Deed

For and in consideration of the sum of $1.00 (one dollar), cash in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, **SUSAN ELIZABETH HAMILTON, *f.k.a.* SUSAN HAMILTON HUBBARD, an unmarried woman**, and former Husband, **LYNN JEFFREY HUBBARD," a married** man, herein named Grantors, by theses presents do hereby quitclaim and convey unto the said **SUSAN HAMILTON HUBBARD, an unmarried woman,** herein named Grantee, her heirs, successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Amanda McPherson, a single woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LSH

Susan Hubbard, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Part of the Subdivision of the E.B. Rucker Land on Bronte Avenue of record in Plat Book 1130, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to AMANDA MCPHERSON, A SINGLE WOMAN, by deed from SARA SPENCER, UNMARRIED, of record in Instrument No. 20131216-0126884, dated December 13, 2013, said Register's Office.

This improved property known as **2829 Bronte Avenue, Nashville, TN 37216** and is the same property that was conveyed to Susan Hamilton Hubbard by Deed from Amanda McPherson Instrument No. 20201005-0115048, Registrar's Office for Davidson County, Tennessee recorded on October 5, 2020.

The express purpose of this conveyance is to remove the Grantee's, **SUSAN ELIZABETH HAMILTON, *f.k.a.* SUSAN HAMILTON HUBBARD's** former spouse, **LYNN JEFFREY HUBBARD**, from the title of this property pursuant to the Addendum to the Marital Dissolution Agreement entered into and filed by the parties on August 24, 2020 filed under the Circuit Court Docket No.: 20D-1300 in Davidson County, Tennessee and is intended to be a division of property by now former co-owners.

In signing this instrument, the parties acknowledge that a title search was not performed for this property for the preparation of this instrument, that no warranties regarding the property were made or represented by the firm and attorney preparing this instrument, and that the parties jointly and individually agree to and shall hold harmless the firm and attorney preparing this instrument.

IN WITNESS WHEREOF, the co-Grantor and Grantee, **SUSAN ELIZABETH HAMILTON, *f.k.a.* SUSAN HAMILTON HUBBARD** executed this instrument this 10th day of July, 2025.

SUSAN ELIZABETH HAMILTON, *f.k.a.*
SUSAN HAMILTON HUBBARD

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned authority, a Notary Public in and for said County and State, state the within named **SUSAN ELIZABETH HAMILTON, *f.k.a.* SUSAN HAMILTON HUBBARD**, with whom I am personally acquainted or who otherwise satisfactorily proved his identity to me, and who acknowledged that he executed the within instrument for the purposes therein contained.

Executed before me this 10th day of July, 2025.

HIBAK MAHAMED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Notary Public

My commission expires: 03/08/2028

IN WITNESS WHEREOF, the Grantor, **LYNN JEFFREY HUBBARD**, executed this instrument this 10th day of July, 2025.

LYNN JEFFREY HUBBARD

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned authority, a Notary Public in and for said County and State, state the within named **LYNN JEFFREY HUBBARD**, with whom I am personally acquainted or who otherwise satisfactorily proved his identity to me, and who acknowledged that he executed the within instrument for the purposes therein contained.

Executed before me this 10th day of July, 2025.

HIBAK MAHAMED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Notary Public

My commission expires: 03/08/2028