Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

Karen Johnson
Batch # 1307102
08/11/2025 09:02:21 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250811-0063345

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, That Mary C. Hamel, a/k/a Mary Catherine Hamel, (herein "Grantor") for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantor's entire interest in the subject property, does hereby quit claim and convey unto Mary C. Hamel, as Trustee of the Revocable Mary Kay Hamel Living Trust 2025, dated August 6th, 2025 (herein "Grantee") or Grantee's successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all Grantor's estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the easterly 1.9 feet of the southerly one-half of Lot No. 16 and the westerly 98.1 feet of the southerly half of Lot No. 17 on the Plan of the subdivision of part of the Vaulx Land, not of record, described according to a survey made by Z.J. Wilkerson, Del., November 14, 1931, as follows:

Beginning at the northerly margin of Gale Lane (formerly Gale Avenue) at a point 192 feet East of the easterly margin of Craig Avenue; thence eastwardly 100 feet, thence northwardly and parallel with the easterly margin of Craig Avenue, 227 feet, more or less, to a point halfway to East Clayton, formerly Midway Avenue; thence westwardly 100 feet; thence southwardly 225.76 feet, more or less, to the beginning.

BEING the same property conveyed to Mary Catherine Hamel, from Paul Bernard Hamel, in accordance with a Marital Dissolution Agreement signed by the parties in the case of Mary Catherine Hamel vs. Paul Bernard Hamel, No. 90 D-3090 and the Final Decree of Divorce as amended and entered in the Fourth Circuit Court of Davidson County, Tennessee, by Quitclaim Deed on October 1st, 1992, and recorded on October 1st, 1992, Instrument No. 00008745-0000419, Register's Office, Davidson County, Tennessee.

This is improved property, known as 928 Gale Lane, Nashville, TN 37204.

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

IN TESTIMONY THEREOF I have executed this instrument this 6th day of August, 2025.

Grantor:

Mary C. Hamel a/k/a Mary Catherine Hamel

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
Mary C. Hamel, as Trustee of the Revocable Mary Kay Hamel Living Trust 2025 928 Gale Lane, Nashville, TN 37204	Mary C. Hamel, as Trustee of the Revocable Mary Kay Hamel Living Trust 2025 928 Gale Lane, Nashville, TN 37204	**118-5 188**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mary C. Hamel to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 6th day of August, 2025.

RACHEL A. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: Mary C. Hamel, as Trustee of the Revocable Mary Kay Hamel Living Trust 2025, dated August 6th, 2025, 928 Gale Lane, Nashville, TN 37204.

Grantee:

Mary C. Hamel, as Trustee of the Mary Kay Hamel Living Trust 2025, dated August 6th, 2025.

Subscribed and sworn to before me this 6th day of August, 2025.

Notary Public:

RACHEL A. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028