Bok 14

Karen Johnson Davidson County
Batch # 1360560 DEEDQC
12/22/2025 12:50:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251222-0101483

THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
Kenneth Hamilton
5629 Scenic Ridge Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

PARCEL ID
091122G00200CO

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned OAK PROPERTY, LLC, an Alabama limited liability company, hereinafter called the Grantor, by these presents does transfer and quitclaim unto KENNETH HAMILTON, a married man, hereinafter called the Grantee, his heirs, successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> Land in Davidson County, Tennessee, being Unit B as shown and established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 4021 Indiana Avenue, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20240612-0043837, Register's Office for Davidson County, Tennessee, with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the Association which owns the common elements as set forth in the Declaration, to which Declaration and plan reference is hereby made for a more complete and accurate legal description.
>
> BEING part of the same property conveyed to Oak Property, LLC, an Alabama limited liability company by deed from Kenneth Hamilton recorded as Instrument No. 20240607-0042855, Register's Office for Davidson County, Tennessee.
>
> This property is commonly known as: 626 41st Avenue North, Nashville TN 37209

This quitclaim deed has been executed and recorded by the undersigned, being all of the Members or Owners of Oak Property, LLC, an Alabama limited liability company (the "Company"). The said Members of the Company, both for themselves and on behalf of the Company, agree that this quitclaim and conveyance of the above described property is being conducted to wind up the Company's involvement with this property and this Horizontal Property Regime with Private Elements (the "HPR"), provided that the Company shall remain responsible to complete any administrative matters or legal requirements for the initial establishment or creation of the HPR.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 29th day of August, 2025.

OAK PROPERTY, LLC
an Alabama limited liability company

By: _____
Brian S. Richardson, Member

By: _____
Kenneth Hamilton, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian S. Richardson with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Member of Oak Property, LLC, an Alabama limited liability company, the within named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of August, 2025.

Jessica D. Puckett
Notary Public
My Commission Expires: Sept. 3rd 2029

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth Hamilton with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Member of Oak Property, LLC, an Alabama limited liability company, the within named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of August, 2025.

Jessica D. Puckett
Notary Public
My Commission Expires: Sept. 3rd, 2029

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 29th day of August, 2025.

Jessica D. Puckett
Notary Public
My Commission Expires: Sept. 3rd, 2029

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY