Karen Johnson Davidson County
Batch# 1366712 DEEDQC
01/07/2026 08:21:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260107-0001215

QUITCLAIM DEED

MAIL RECORDED DEED TO:

DANIEL SICINA
TITLEVEST AGENCY, LLC
110 E. 42ND STREET
10TH FLOOR
NEW YORK, NY 10017

OWNER (SEND TAX BILLS TO):

NAKOMUS JAMAL HATCHETT, SR.
2852 DESPLANE DRIVE
NASHVILLE, TN 37217

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, NAKOMUS JAMAL HATCHETT, SR., a married man, who acquired title as unmarried, joined by his spouse, AMANDA DANYELL HATCHETT (herein, "Grantor"), whose address is 2852 Desplane Drive, Nashville, TN 37217, hereby bargains, sells, remises, releases, quit claims and conveys to NAKOMUS JAMAL HATCHETT, SR., a married man (herein, "Grantee"), whose address is 2852 Desplane Drive, Nashville, TN 37217, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2852 Desplane Drive, Nashville, TN 37217

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 31 day of December, 2025

PIN NO: 150010254

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

NAKOMUS JAMAL HATCHETT, SR.

STATE OF Tn
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, NAKOMUS JAMAL HATCHETT, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of December, 2025

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/21/29

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

OATH OF CONSIDERATION

STATE OF Tn
COUNTY OF Rutherford

The actual consideration for this transfer is _____.

Grantee:

Grantee signature: _____, SR
NAKOMUS JAMAL HATCHETT, SR.

Subscribed and sworn to under oath before me, this 31 day of December, 2025 by NAKOMUS JAMAL HATCHETT, SR.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/22/29

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

GRANTOR:

Amanda Danyell Hatchett
AMANDA DANYELL HATCHETT

STATE OF Tn
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, AMANDA DANYELL HATCHETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of December, 2025

[Affix Notary Seal]

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tonya Greer
SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/22/29

EXHIBIT A

[Legal Description]

BEING LOT NO. 741 ON THE PLAN OF SECTION 17, EDGE-O-LAKE ESTATES OF RECORD IN PLAT BOOK 4460, PAGE 44, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument #20190228-0018079 on February 28, 2019.

PIN NO: 150010254

STREET ADDRESS:

2852 Desplane Drive, Nashville, TN 37217

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Edwin Mosco, 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 12/31/25 (date of document).

Affiant Signature

1/6/26
Date

State of NEW YORK

County of NEW YORK

Sworn to and subscribed before me this 6 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 2/5/26

NOTARY'S SEAL

CHARLENE GORDON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GO6370571
Qualified in Kings County
Commission Expires February 5, 2026