Karen Johnson Davidson County
Batch# 1380756 DEEDQC
02/13/2026 12:55:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260213-0011762

This instrument prepared by Jason A. Gang, Esq., for Smolar Andriko Law Group, 1245 Hewlett Plaza #478, Hewlett, NY 11557, Tennessee Bar ID: 038362

Record and Return to· Closeline Settlements, 734 Westport Plaza Drive Ste 270, St Louis, MO 63146

Order Number. 20615TN-S1

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **LAMINE GUEYE**, a married man, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **LAMINE GUEYE** and **FATIMA SY GUEYE**, husband and wife, as joint tenants with rights of survivorship, whose address is 5512 Hamilton Cir, Antioch, TN 37013, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

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 NO. 7 ON THE PLAN OF HAMILTON RUN TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27- 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HAMILTON RUN TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20170301-0020039 AND AMENDED IN INSTRUMENT NOS. 20171117-0118441 AND 20171121-0119229, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO. REFERENCE IS HEREBY MADE TO THE PLAN OF HAMILTON RUN TOWNHOMES, AS SET OUT ON EXHIBIT "C" TO THE DECLARATIONS OF RECORD IN INSTRUMENT NO.



20170301- 0020039, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

THE CONVEYANCE OF THE ABOVE DESCRIBED PARCEL OF LAND IS SUBJECT TO THE FOLLOWING:

(1) THE PLAN AS SET OUT ON EXHIBIT "C" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF RECORD IN INSTRUMENT NO. 20170301-0020039, SAID REGISTER'S OFFICE, AND IS SUBJECT TO ALL MATTERS AS SET FORTH THEREIN.

(2) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HAMILTON RUN TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20170301-0020039, AMENDED IN INSTRUMENT NOS. 20171117-0118441 AND 20171121-0119229 WITH BY-LAWS APPENDED THERETO AS EXHIBIT "B", REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

(3) GRANT OF TRANSMISSION LINE EASEMENTS OF RECORD IN BOOK 2336, PAGE 541, AND IN BOOK 4441, PAGE 754, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

(4) RIGHT-OF-WAY DEED GRANTED TO DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 2544, PAGE 448, SAID REGISTER'S OFFICE.

(5) GRANT OF UTILITY LINE EASEMENT TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD, AS OF RECORD IN INSTRUMENT NO. 20160413-0035292, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

(6) AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE, WATER MAINS, PUMPS, AND APPURTENANCES, OF RECORD IN INSTRUMENT NO. 20160802-0079381, REGISTER'S Office for DAVIDSON COUNTY, TENNESSEE.

(7) AGREEMENT FOR DEDICATION OF EASEMENT FOR THE PURPOSE OF PUBLIC STREET RIGL,JT-OF-WAY IN INSTRUMENT NO. 20170420-0038993, SAID REGISTER'S OFFICE.

(8) DECLARATION OF RESTRICTIONS AND COVENANTS FOR STORMWATER FACILITIES AND SYSTEMS IN INSTRUMENT NO. 20170714-0070732, SAID REGISTER'S OFFICE.



(9) SANITARY SEWERS AND/OR STORM DRAINAGE, WATER MAINS, PUMPS AND APPURTENANCES EASEMENT OF RECORD IN INSTRUMENT 20180111-0003790, SAID REGISTER'S OFFICE.

(10) NOTICE OF COMPLETION OF RECORD IN INSTRUMENT NO: 20180212-0013577 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

(11) TAXES FOR THE CURRENT YEAR, WHICH HAVE BEEN PRORATED AND ASSUMED BY GRANTEE(S) HEREIN AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.

This is improved property, known as **5512 Hamilton Circle, Antioch, TN 37013**

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 164-04-0B-007.00
Street address of property: 5512 Hamilton Cir, Antioch, TN 37013
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20180212-0013578 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Lamine Gueye and Fatima Sy Gueye, 5512 Hamilton Cir, Antioch, TN 37013

(THIS SPACE LEFT INTENTIONALLY BLANK)

PCL20615TN-S1DQTC01010305

202602130011762

Signed this 7 day of FEBRUARY, 2026,

Signature(s) of Grantor(s):

Lamine Gueye

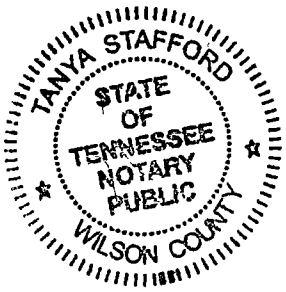
STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 7th day of February, 2026 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Lamine Gueye**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Tanya Stafford
Notary Public
Exp: 1-5-2028

No title search was performed on the subject property by the preparer The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.



PCL20615TN-S1DQTC01010405

202602130011762

OATH OF CONSIDERATION

We, Lamine Gueye and Fatima Sy Gueye, the Affiant(s), hereby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Zero Dollars and 00/100 ($0.00).

Signed this 7 day of February, 2026,

Signatures of Affiant(s):

Lamine Gueye

Fatima Sy Gueye

Sworn and subscribed before me this 7th day of February, 2026.

Notary Public

Exp: 1-5-2028



PCL20615TN-S1DQTC01010505

Tennessee Certification of Electronic Document

I, MICHAEL P BELL, 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 **2-7-2026** (date of document).

M P Bell
Affiant Signature

2-7-2026
Date

State of MARYLAND

County of MONTGOMERY

Sworn to and subscribed before me this 7 day of **FEBRUARY**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/09/2028

NOTARY'S SEAL

LISA L. SHECKELS NOTARY PUBLIC CARROLL COUNTY, MD

Lisa L. Sheckels, Notary Public
Carroll County
State of Maryland
My commission expires 11/09/2028