Karen Johnson Davidson County
Batch # 1404804 DEEDQC
04/13/2026 01:22:10 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260413-0029904

Quit Clain Deed and release of Life Estate

State of Tennessee
County of Davidson

This instrument prepared by: J. Saunders

New Owner
Jonathan Derek Saunders, et al.
209 Rosehill Drive
Goodlettsville, Tennessee 37072
025 08 0 005.00

Send Tax Bills to
Jonathan Derek Saunders

Map-Parcel Numbers

THIS QUITCLAIM DEED AND RELEASE OF LIFE ESTATE is made by Ronald Hamilton ("Grantor"), for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Grantor hereby quitclaims, releases, and conveys to the following Grantees, as tenants in common, all of Grantor's right, title, interest, claim, and life estate interest in and to the following described real property located in Davidson County, Tennessee:

Grantees:

Jonathan Derek Saunders
Jeremy Dale Hamilton
Kelci Erin Biggs
James Dalton Hamilton
Hope Danielle Hamilton

Property Address:
209 Rosehill Drive
Goodlettsville, TN 37072

Legal Description:

Land in Davidson County, Tennessee, being LotNo. 89 on the Plan of Ranchwood Estates, Section 1, as of Record in Book 2900, page 125 Register's Office for said County, to which plan reference is here made for description. Ref# 20240220-0011169.

Source of title Book 43016 Page 422

~~Thompson and wife, Eileen E. Thompson, of record in Book 4638, Page 626, said Register's Office.~~ KS

Grantor fully, finally, irrevocably, and permanently releases, relinquishes, and terminates any and all life estate rights, claims, or interests Grantor has or may have in the above-described property.

Effective Date:

This conveyance is executed upon signing; however, Grantor shall retain possession and use of the property until May 1, 2026. On that date, all rights of possession and life estate shall terminate.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of March, 2026

Ronald Hamilton

Ronald Hamilton, Grantor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Ronald Hamilton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of March, 2026.

William L Brigman

Notary Public

My Commission Expires: 11/05/2029

WILLIAM AUSTIN TAYLOR BRIGMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00 .

Kelci Biggs
Affiant

Subscribed and sworn before me, this 13th day of April, 2024.

Emily Myers
Notary

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027