Karen Johnson
Batch # 1408878
04/21/2026 08:53:14 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260421-0032521

PREPARED BY:
Roland T. Hairston & Associates
615 Main Street, Suite 106
Nashville, Tennessee 37206
Phone: (615) 428-7345

STATE OF TENNESSEE) ~~Pennsylvania~~
COUNTY OF DAVIDSON) Beaver

The actual consideration or value, whichever is greater, for this transfer is **$0.00.**

Fatmata Bintu Kamara

FATMATA BINTU KAMARA

Commonwealth of Pennsylvania - Notary Seal
MICHAEL J WEBB, Notary Public
Beaver County
My commission expires November 8, 2029
Commission Number 1290457

SWORN AND SUBSCRIBED before me this 16th day of April, 2026.

Michael J Webb

Notary Public

My commission expires: 11/08/2029

QUITCLAIM DEED

New Owner's Address	Send Tax Bills To:	Map-Parcel Nos.
FATMATA KAMARA REVOCABLE TRUST 1513 Pleasant Hollow Lane Old Hickory, TN 37138	**FATMATA KAMARA REVOCABLE TRUST** 1513 Pleasant Hollow Lane Old Hickory, TN 37138	064 08 0A 075.00

THIS QUITCLAIM DEED made this ___ day of April, 2026 by **Fatmata Bintu Kamara**, (later called "Grantor"), whose mailing address is 1513 Pleasant Hollow Lane, Old Hickory, TN 37138 to the **Fatmata Kamara Revocable Trust** (later called "Grantee"), whose mailing address is 1513 Pleasant Hollow Lane, Old Hickory, TN 37138.

WITNESSETH: That for good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Grantor does hereby release and quitclaims unto the Grantee, their heirs and assigns forever, all right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Davidson, State of Tennessee, described as follows:

Land in 11th Civil District of Davidson County, Tennessee, being Lot No. 34 of Merritt Downs, Section Three, as per Plat of record at Instrument No. 20040629-0076758, Register's Office of Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Alpha M. Sheriff and Fatmata B. Kamara (then Fatmata B. Sheriff) from Beazer Homes Corporation, a Tennessee Corporation, executed by Quitclaim Deed on July 27, 2005, of record at Instrument No. 20050729-0088875, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Fatmata B. Kamara (then Fatmata B. Sheriff) from Alpha M. Sheriff, executed by Quitclaim Deed on April 27, 2018, of record at Instrument No. 20180427-0039885, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Fatmata B. Kamara, from Hassan Jalloh, executed by Quitclaim Deed on January 28, 2022, of record at Instrument No. 20220128-0010215, Register's Office of Davidson County, Tennessee.

This is improved property known as 1513 Pleasant Hollow Lane, Old Hickory, TN 37138.

Said property is conveyed subject to all easements, restrictions and obligations whether or not of record. The Grantor makes no representations or warranties regarding said property.

WITNESS my hand this 16th day of April, 2026

Fatmata Bintu Kamara

FATMATA BINTU KAMARA, GRANTOR

STATE OF Pennsylvania)

COUNTY OF Beaver)

Personally, appeared before me, a Notary Public in and for said County and State, the within named **FATMATA BINTU KAMARA** the Grantor, with whom I am personally acquainted and who acknowledged that **FATMATA BINTU KAMARA** executed the foregoing instrument for the purposes contained therein.

SWORN AND SUBSCRIBED before me this 16th day of April, 2026.

Michael J Webb

NOTARY PUBLIC

My commission expires: 11/08/2029

Commonwealth of Pennsylvania - Notary Seal
MICHAEL J WEBB, Notary Public
Beaver County
My commission expires November 8, 2029
Commission Number 1290457

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Roland Hairston, 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 April 16, 2026.

Date

Affiant Signature

4/16/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of April, 2026.

Notary's Signature

My Commission Expires: 1/22/2029

Date

Notary's Seal (if on paper)

