Karen Johnson
Batch # 1418740
05/11/2026 12:48:32 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260511-0042265

39-B

Prepared By:
Centennial Title Company, Inc.
30 Burton Hills Blvd, #165
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURANCE.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Callen Hamilton, unmarried and Sarah Hamilton, unmarried, joint tenants with right of survivorship** do hereby quitclaim unto **Callen Hamilton Boyer, married** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being land in Davidson County, Tennessee, being Unit No. 118 of Ludlow Flats, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Ludlow Flats, of record in Instrument Number 20190918-0094881, and amended in Instrument Number 20191009-0103618, Instrument Number 20191011-0104471 and Instrument Number 20201208-0142244, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Together with the special rights to use the limited common elements as set out in Article II, as Amended in Instrument Number 20201208-0142244 of the Declaration of Ludlow Flats and certain parking space number 3.

Being the same property conveyed to Callen Hamilton, unmarried, and Sarah Hamilton, unmarried, joint tenants with right of survivorship, by Warranty deed from Lflats, LLC, a Tennessee limited liability company of record in Instrument No. 20210301-0025790 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 1, 2021

*Callen Hamilton is now married and known as Callen Hamilton Boyer. Callen Hamilton and Callen Hamilton Boyer are one in the same.

This is improved property, known as: 1125 10th Avenue N, Unit #118, Nashville, TN 37208

WITNESS THE EXECUTION HEREOF this 17 day of April 2026.

Sarah Hamilton

State of: Texas
County of: Travis

On this 17 day of April, 2026 of before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Sarah Hamilton** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public
My Commission Expires: 10.3.27

CRISTINA THERESE SAMANIEGO
Notary Public, State of Texas
My Comm. Exp. 10-03-2027
ID No. 12579083-0

Callen Hamilton Boyer (FKA Callen Hamilton)

State of:
County of:

On this 7th day of May, 2026 of before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Callen Hamilton Boyer** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public
My Commission Expires: 9/6/26

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

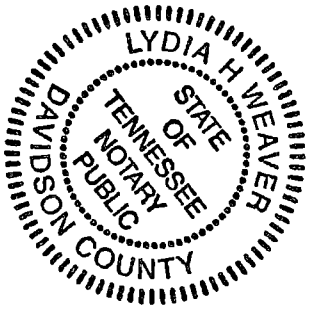
State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is great, for this transfer is: **$0.00**.

Affiant

Sworn and subscribed before me on this the 7th day of May 2026.

Notary Public
My Commission Expires: 7/6/26



Owner:	**Responsible For Tax Payment:**	**Tax Map-Parcel #:**
Callen Hamilton Boyer 949 S. Woodstone Ln Nashville, TN 37211	Owner	81-16-2B-118.00CO