Karen Johnson Davidson County
Batch# 1458803 DEEDQC
08/11/2026 02:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260811-0074029

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAMBLISS, BAHNER & STOPHEL, P.C.
Suite 1700, Liberty Tower
605 Chestnut Street
Chattanooga, Tennessee 37450
Attention: David B. Roberts

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Andrea Christina Hatcher, Trustee	**Andrea Christina Hatcher, Trustee**	**118 09 0C 002.00**
915 Woodmont Blvd	**915 Woodmont Blvd**	
Nashville, TN 37204	**Nashville, TN 37204**	

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, ANDREA CHRISTINA HATCHER (a/k/a Andrea C. Hatcher) ("Grantor"), does hereby sell, transfer, convey and quitclaim unto ANDREA CHRISTINA HATCHER, TRUSTEE OF THE ANDREA CHRISTINA HATCHER REVOCABLE TRUST, dated August 7, 2026 ("Grantee"), and her successors and assigns, all of Grantor's right, title and interest in the certain tracts or parcels of real property located in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference.

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and Stophel, P.C. disclaims responsibility for the status of title to the real property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 7th day of August, 2026.

GRANTOR:

ANDREA CHRISTINA HATCHER

STATE OF TENNESSEE :
COUNTY OF HAMILTON :

On this 7th day of August, 2026, before me, a Notary Public of the state and county aforesaid, personally appeared Therese Hamn Parker to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as her free act and deed.

WITNESS my hand and seal, at office in Hamilton County, Tennessee, this 7th day of August, 2026.

HANNAH KOEHLER STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Notary Public

My Commission Expires: December 4, 2029

STATE OF TENNESSEE :
COUNTY OF HAMILTON :

I hereby swear and affirm that the actual consideration for this transfer is $-0-.

AFFIANT-GRANTEE:

THE ANDREA CHRISTINA HATCHER REVOCABLE TRUST dated August 7, 2026

By: _____
Andrea Christina Hatcher, Trustee

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

Notary Public
My Commission Expires: December 4, 2029

HANNAH KOEHLER STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

EXHIBIT "A"

Parcel No: 118 09 0C 002.00 (915 Woodmont Blvd)

Land in Davidson County, Tennessee, being Unit No. "B", together with the appurtenant interest in the common elements of Marengo Park Townhomes horizontal property regime established by Master Deed, of record in Instrument No. 20060816-0101167, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 4 on the Plan of First Addition to Woodmont Boulevard Section of Marengo Park of record in Book 974, page 83, Register's Office for Davidson County, Tennessee.

FOR PRIOR TITLE see Deed recorded as Instrument No. 20160721-0075388 and Scrivener's Affidavit recorded as Instrument No. 20161104-0117062 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. Charter of Incorporation of Marengo Park Townhomes Corporation of record in Instrument No. 20060831-0107931, Register's Office for Davidson County, Tennessee.

2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Marengo Park Townhomes, of record in Instrument No. 20060816-0101167, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Plan of record as Book 974, page 83, Register's Office for Davidson County, Tennessee.

4. Joint Driveway Agreement of record in Book 5642, page 77, Register's Office for Davidson County, Tennessee.

This property is known as: 915 Woodmont Boulevard, Nashville, Tennessee 37204

Pursuant to 12 U.S.C.A. § 1701j-3(d)(8), this transfer does not provide a lender the right to declare due and payable sums secured by the lender's security instrument. This property remains subject to a) Deed of Trust by James A. Robinson (deceased) and Andrea C. Hatcher, husband and wife, dated April 13, 2009, recorded in the Register's Office of Davidson County, Tennessee in Instrument 20090417-0035031, to FMLS, Trustee for the benefit of Regions Bank d/b/ Regions Mortgage; and (b) Deed of Trust by James A. Robinson (deceased) and Andrea C. Hatcher, husband and wife, dated March 13, 2015, recorded in the Register's Office of Davidson County, Tennessee in Instrument 20150331-0027783, to FMLS, Trustee for the benefit of Regions Bank d/b/ Regions Mortgage.

No boundary survey of the within tracts or parcels of land was made at the time of this conveyance, and the legal descriptions of the within tracts or parcels of land are not different from previous deeds.

CERTIFICATE OF AUTHENTICITY

I, DANA B. PERRY, 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 August 7, 2026 *(date of document)*.

I Dana B. Perry
DANA B PERRY *(printed name)*. Affiant Signature
Dated: August 7, 2026

STATE OF TENNESSEE
COUNTY OF HAMILTON

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

Hannah Koehler
Hannah Koehler *(printed name)*. Notary Signature

My Commission Expires: December 4, 2029

