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|---|---|
| Davidson County | DEEDQC |
| Recvd: 02/24/17 12:40 | 3 pgs |
| Fees:17.00 Taxes:0.00 | |
| 20170224-0018687 | |

# QUITCLAIM DEED

**THIS DEED OF CONVEYANCE** made and entered into on this 16th day of October, 2016, by and between **Sean M. Hansen, married**, hereinafter known and referred to as GRANTOR, and **Sean M. Hansen and Natalie Carmal Hansen, husband and wife**, as tenants by the entirety, whose tax mailing address is 4614 Fanning Drive, Antioch, Tennessee, 37013, hereinafter known and referred to as GRANTEES;

**W I T N E S S E T H :**

For and in consideration of the sum of **$0.00**, cash in hand paid by Grantees to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and do by these presents quitclaims unto the Grantees, as tenants by the entirety, a certain tract of real estate more fully described as follows:

**Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Hazelwood, Section 15, of record in Plat Book 4660, Page 176, Register's Office for said county. Said Lot No. 109 fronts 66.5 feet on the northerly margin of Fanning Drive and extends back between parallel line 140.0 feet to a dead line on the rear.**

**Being the same parcel conveyed to Sean M. Hansen from Manuel Lopez, by virtue of a deed dated 9/8/2006, recorded 9/15/2006, in deed as instrument no. 20060915-0114325 county of Davidson, state of Tennessee.**

**Assessor's Parcel No: 148 12 0 225.00**

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(A), as same creates a tenancy by the entirety from one spouse to the other, and therefore, no oath of value is required in accordance with the provisions of T.C.A. 67-4-409(a)(5).

Record and Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

# True Copy Certification

I, David Bagwell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

David Bagwell
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, David Bagwell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/27/2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**IN TESTIMONY WHEREOF,** witness the hand of the Grantor herein, all on this the day and year first above written.

Sean M. Hansen

**GRANTOR**

STATE OF TENNESSEE )
)
Davidson COUNTY )

The undersigned, a Notary, does certify that on this 6th day of October, 2016, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Sean M. Hansen.

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 6, 2017

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Sean M. Hansen and Natalie Carmal Hansen
4614 Fanning Drive
Antioch, TN 37013

Property Owner and Address:
Sean M. Hansen and Natalie Carmal Hansen
4614 Fanning Drive
Antioch, TN 37013

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

This instrument prepared without title examination by:
George O. Pearson
Attorney at Law
203 West Second Street
Lexington, KY 40507
(859) 253-2789

#21371450