THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
James Hansen and Angela M. Hansen
367 Melpar Dr.
Nashville, TN 37211

Send Tax Bill to:
367 Melpar Dr.
Nashville, TN 37211

Map-Parcel Number:
148-13-0 056.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 13th day of December, 2017.

Notary Public

My Commission Expires:
9-10-2018

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JAMES R. HANSEN, JR.,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **JAMES R. HANSEN, JR. AND ANGELA M. HANSEN,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 367 Melpar Dr, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 12th day of December, 2017.

James R. Hansen, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James R. Hansen, Jr.**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2017.

My commission expires: 11-3-2020

Notary Public

Bill Garrett Davidson County
Batch# 36752 DEEDQC
12/13/2017 12:39:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00

Exhibit A

Being Lot No. 307 on the Plan of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James R. Hansen, Jr., a single man, by deed from Eileen L. Woodley, dated 02/24/2012, of record in Instrument No. 20120301-0018206, said Register's Office.

James R. Hansen, Jr. having since married Angela M. Hansen.

Being also known as 367 Melpar Drive, Nashville, Tennessee 37211.