Karen Y Johnson Davidson County
Batch# 176319 DEEDQC
12/20/2018 09:57:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181220-0123821

SUSAN S. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

THIS INSTRUMENT PREPARED BY: **Catherine H. Gwyn** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Ste. 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $-0-. Chloe P. Hannah **AFFIANT** Subscribed and sworn to before me, this 17th day of December, 2018. Notary Public My Commission Expires: March 17, 2020

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Duncan Hannah 827 Bradford Avenue Nashville, TN 37204	Raymond James Bank, N.A. 710 Carillon Parkway St. Petersburg, FL 33716	105-14-0-C-014.00C0

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Paul R. Hannah and Chloe P. Hannah, husband and wife** (collectively "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby release, remise, quitclaim and give unto **Duncan Hannah, unmarried** ("Grantee"), all of their remaining interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 827 on the Plan of The Park

at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27·101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, Register's Office for Davidson County, Tennessee for a more complete identification and description of said unit.

Being the same property conveyed to Duncan Hannah, unmarried, as to an undivided 50% interest (the Entity Interest #1) and Paul R. Hannah and Chloe P. Hannah, husband and wife, as tenants by the entirety to an undivided 50% interest (the Entity Interest #2), and as they relate to each other, being held as tenants in common with right of survivorship by Deed from Bryan Charles McAllister and Amanda McAllister f/k/a Amanda English, of record in Instrument No. 20150804-0077396, Register's Office for Davidson County, Tennessee; being also the same property conveyed to Duncan Hannah, unmarried, as to an undivided 13% interest by quitclaim deed from Paul R. Hannah and Chloe P. Hannah of record in Instrument No. 20161207-0128386; being also the same property conveyed to Duncan Hannah, unmarried, as to an undivided 13% interest by quitclaim deed from Paul R. Hannah and Cloe P. Hannah of record in Instrument No. 20170117-0004803.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 827 Bradford Avenue, Nashville, TN 37204.

Signature Page to Follow

WITNESS my hand this 17 day of December, 2018.

Paul R. Hannah

Chloe P. Hannah

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paul R. Hannah and Chloe P. Hannah**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal this 17th day of December 2018.

Notary Public

My Commission Expires: March 17, 2020

SUSAN S. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.