RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 211824 DEEDQC
03/29/2019 03:27:30 PM 7 pgs
Fees: $38.00 Taxes: $547.60
20190329-0028789

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TN)
COUNTY OF Robertson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $148,000.00.

Affiant

Sworn to and subscribed before me this 29th day of March, 2019.

Notary Public

My Commission Expires: 03/24/2020

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(SEAL)

THE PREPARER HAS NOT OFFERED OR PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, AND THE PREPARER HAS NOT AND WILL NOT FILE ANY TAX RETURNS (IF REQUIRED) RELATING TO THE SAME. THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH/EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE PARTIES HERETO OR CONTAINED HEREIN.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Monica Yvonne Anderson 7323 Highway 76 East Springfield, TN 37172	New Owner	077 00 0 023.000

This Indenture is made and effective on the 22nd day of March, 2019, by and between **JOHN DOUGLAS HANNAH, SR., LINDA DARLENE DOWNS (aka Linda Darleane Hannah), PAULETTE HANNAH (aka Paulette Jackson), MICHAEL JOSEPH HANNAH, MONICA YVONNE ANDERSON (aka Monica Yvonne Hannah)** ("Grantor"), and **MONICA YVONNE ANDERSON, an unmarried woman** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quit claims to Grantee all of Grantor's interest in the following described real estate, situated in the County of Davidson, State of Tennessee:

A certain tract of land in the Eighth Civil District:

Beginning at a point in the southerly margin of Cub Creek Road, the northwest corner of the Paul Bass property; thence with Bass' line South 57° 39' east 369 feet to a point, being a stake in a branch; thence with Sadler's line, south 31° 02' west 200 feet to a point in A. A. Miller's property; thence north 57° 27' west 405.4 feet to a point in the southerly margin of Cub Creek Road; thence with the southerly margin of said Cub Creek Road north 41° east 200 feet to the point of beginning, and containing 1.8 acres, more or less, according to a survey made February 5, 1960, by Hickerson-Miller, Engineers-Surveyors, as a part of the A. A. Miller property as recorded in Book 910, Page 316, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Paul Hannah and wife, Carleane Hannah, by deed from A. A. Miller, et ux, of record in Book 3030, Page 141, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda Darleane Hannah, Paulette Hannah, Monica Yvonne Hannah, Michael Joseph Hannah, and John Douglas Hannah by Warranty Deed from Carleane Hannah, dated November 19, 1968 and of record in Book 4287, Page 612, in the Register's Office for Davidson County, Tennessee.

The said Paul Hannah (aka Paul Douglas Hannah) died testate on May 12, 2018 and his last will and testament was admitted for Muniment of Title to Real Estate in Case No. 18P1816, in the Seventh Circuit Court for Davidson County, Tennessee, naming as devisees Linda Darlene Downs, Paulette Jackson, Monica Yvonne Anderson, Michael Joseph Hannah, and John Douglas Hannah, Sr.

This is improved property known as 8479 Cub Creek Road, Nashville, TN 37209.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date first above written.

GRANTOR:

John Douglas Hannah, Sr.

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, JOHN DOUGLAS HANNAH, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2019.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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Linda Darlene Downs

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, LINDA DARLENE DOWNS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2019.

Notary Public

My Commission Expires: 2-28-2023 RG

RYAN P. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

[Signature pages continue on next page; the remainder of this page intentionally left blank]

Paulette Hannah

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, PAULETTE HANNAH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2019.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

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Michael Joseph Hannah

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, MICHAEL JOSEPH HANNAH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2019.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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Monica Yvonne Anderson

Monica Yvonne Anderson

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, MONICA YVONNE ANDERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2019.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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.

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, RYAN GARDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-30-21

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY