RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Robertson)
Karen Johnson Davidson County Batch# 211824 DEEDQC 03/29/2019 03:27:30 PM 3 pgs Fees: $18.00 Taxes: $37.00 20190329-0028790	The actual consideration for this transfer or value of property transferred (whichever is greater), is $10,000.00. Michael J Hannah Affiant Sworn to and subscribed before me this 25th day of March, 2019. Notary Public My Commission Expires: ~~2-28-2023~~ 2-28-2023 (SEAL)
THIS INSTRUMENT PREPARED BY: Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188	RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

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):
Michael Joseph Hannah 8487 Cub Creek Road Nashville, TN 37209	New Owner	077 00 0 024.00

This Indenture is made and effective on the 22nd day of March, 2019, by and between **MONICA YVONNE ANDERSON** ("Grantor"), and **MICHAEL JOSEPH HANNAH, an unmarried man** ("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 tract of land in the 8th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by S. H. Hutchison, Surveyor, on April 28, 1967, as follows:

Beginning at an iron pipe for stake in Sadler Bros. line: Paul Hannah's corner; thence with Sadler Bros. line South 32° West 276 feet to a stake, Black Walnut pointer; thence with William Miller's line, North 43° west 482 feet more or less to a point in the Cub Creek Road, utility pole in line on margin of road; thence with said road, North 49° East 164.5 feet to a point in the road; thence leave the Cub Creek Road with the Paul Hannah line, South 56° 30' East 422 feet to the point of beginning, containing 2.28 acres more or less.

Being the same property conveyed to Paul D. Hannah and wife, Jean J. Hannah, by deed from David Wayne Miller and wife, Peggy Fergueson Miller, of record in Book 7240, page 777, Register's Office for Davidson County, Tennessee; said Jean J. Hannah having since died on December 31, 2007 whereupon said Paul D. Hannah became sole owner of the property by right of survivorship.

Being the same property conveyed to Monica Yvonne Anderson by Quitclaim Deed from Paul D. Hannah dated August 25, 2011 and recorded August 29, 2011 in Instrument No. 20110829-0066591, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 8487 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:

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

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