Karen Johnson Davidson County
Batch# 307201 DEEDQC
10/28/2019 03:16:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20191028-0110445

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III (017760)
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Clinton Hanahan and Janice Hanahan
3625 Lexington Rd
West Alexandria, Ohio 45381

SEND TAX BILLS TO:
Clinton Hanahan and Janice Hanahan
3625 Lexington Rd
West Alexandria, Ohio 45381

NEW OWNER'S MAILING ADDRESS:
Clinton Hanahan and Janice Hanahan
3625 Lexington Rd
West Alexandria, Ohio 45381

MAP-PARCEL NUMBER(S): 096 07 0A 004.00
66283858-52033130

QUITCLAIM DEED

THIS INDENTURE, made this [Date] October 19, 2019, by and between Clinton Hanahan, a married man who acquired title as unmarried, and Gregory Hanahan and Etta Hanahan, husband and wife, hereinafter referred to as "Grantor", and Clinton Hanahan and Janice Hanahan, husband and wife, as Joint Tenants with Rights of Survivorship, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of One Dollars ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, A CERTAIN CONDOMINIUM UNIT BEING UNIT 1, LOT NO. 7, ON THE PLAN OF BIANCA SQUARE, OF RECORD IN BOOK 5200, PAGE 661, AND AS DESCRIBED IN THE MASTER DEED AND BY-LAWS FOR BIANCA SQUARE HOMEOWNER'S ASSOCIATION OF RECORD IN BOOK 6162, PAGE 195, AS AMENDED IN BOOK 6165, PAGE 566, AND BOOK 9885, PAGE 208, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address: 216 Hickory Hill Ct Unit 7, Nashville, TN 37214

Being the same property conveyed to Grantor by deed dated January 03, 2013 which deed was recorded at Instrument/Case No. 20130109-0002604 in the Land Records for Davidson County on October 26, 2009.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(4): "Deed is a quitclaim deed with no consideration given so no transfer tax results because transfer tax on a quitclaim deed is calculated based only on the actual consideration given."

No title examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

WITNESS: the signature of the Grantor the day and year first above written.

Clinton Hanahan, Grantor

STATE OF OHIO

COUNTY OF Preble

On this [Date] October 19, 2019, before me personally appeared Clinton Hanahan, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

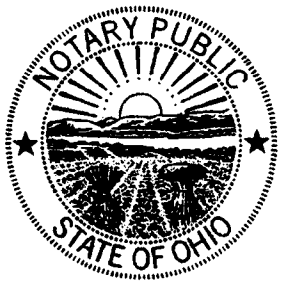
Kristen M. Pate,
Notary Public (Signature of Notary Public)

(OFFICIAL SEAL)

Kristen M. Pate
(Printed Name of Notary Public)

My Commission Expires: 04/20/2021

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: OH Driver License



KRISTEN M PATE, Notary Public
In and for the State of Ohio
My Commission Expires April 20, 2021

WITNESS: the signature of the Grantor the day and year first above written.

Gregory Hanahan, Grantor

Etta Hanahan, Grantor

STATE OF Ohio

COUNTY OF Montgomery

On this [Date] 9-25-19, before me personally appeared Gregory Hanahan and Etta Hanahan, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary Public (Signature of Notary Public)

(OFFICIAL SEAL)

(Printed Name of Notary Public)

NANCY RENO, NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES
JUNE 27, 2022

My Commission Expires:

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: OH DL

AFFIDAVIT OF VALUE

STATE OF OHIO

COUNTY OF Preble

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS the signature of the Affiant.

Clinton Hanahan, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this [Date] October 19, 2019 Clinton Hanahan.

Kristen M. Pate
Notary Public (Signature of Notary Public)

(OFFICIAL SEAL)

Kristen M. Pate
(Printed Name of Notary Public)

My Commission Expires: 04/20/2021

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: OH Driver License

NOTARY PUBLIC STATE OF OHIO

KRISTEN M PATE, Notary Public
In and for the State of Ohio
My Commission Expires April 20, 2021

WITNESS the signature of the Affiant.

Gregory Hanahan, Affiant

Etta Hanahan, Affiant

STATE OF Ohio

COUNTY OF Montgomery

Sworn to (or affirmed), subscribed and acknowledged before me this [Date] 9-25-19,

Gregory Hanahan and Etta Hanahan.



Nancy Reno,
Notary Public (Signature of Notary Public)

(Printed Name of Notary Public)
NANCY RENO, NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES
JUNE 27, 2022

My Commission Expires,

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: OH DL

True Copy Certification

I, Betsy Lanzotti, 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.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne