AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190064625LD-

Karen Johnson Davidson County
Batch# 332730 DEEDQC
12/20/2019 09:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191220-0131469

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 094 02 0 119.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 7 day of November, 2019, by and between **Wayne L. Hanan, a married man, joined in execution by his spouse, Zannie Hanan,** a mailing address of 1815 Eastside Ave, Nashville, TN 37206, hereinafter referred to as Grantor(s) and **Wayne L. Hanan and Zannie Hanan, a married couple, as tenants by the entirety,** a mailing address of 1815 Eastside Ave, Nashville, TN 37206, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1815 Eastside Ave, Nashville, TN 37206

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20090508-0042441, recorded on 05/08/2009 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Wayne L. Hanan
Wayne L. Hanan

Zannie Hanan
Zannie Hanan

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Wayne L. Hanan and Zannie Hanan**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 7 day of November, 2019.

Ella K Butler
Notary Public
My Commission expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

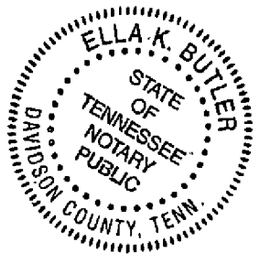
I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Zannie Hanan Wayne L Hanan
Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 7 day of November, 2019.

Ella K. Butler
Notary Public
My Commission Expires: 09/07/2020



Name and address for person(s) responsible for taxes:

Wayne L. Hanan and Zannie Hanan
1815 Eastside Ave
Nashville, TN 37206

Name and address of property owner:

Wayne L. Hanan and Zannie Hanan
1815 Eastside Ave
Nashville, TN 37206

LEGAL DESCRIPTION

The following described property:

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 115 in the United Electric Railway Addition to East Nashville, Tennessee, a plan of which is of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for further description and described as follows:

Said Lot No. 115 fronts 50.0 feet on the Northerly side of Ashworth Avenue and runs back between parallel lines, with the Westerly line of 19th Street, 97.0 feet to the McGan property.

Being the same parcel conveyed to Wayne L. Hanan from Shannon L. Underberg, by virtue of a deed dated 04/30/2009, recorded 05/08/2009, as instrument no. 20090508-0042441 county of Davidson, state of Tennessee.

Parcel/APN/Tax ID: 094 02 0 119.00

True Copy Certification

I, **Jennifer Terranova**, 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.

Jennifer Terranova
Signature

State of New York

County of Ontario

Personally appeared before me, Kimberly L. Atkins, a notary public for this county and state, **Jennifer Terranova** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly L. Atkins
Notary's Signature

My Commission Expires:
4-22-2022
Notary' Seal (if on paper)

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022