Karen Johnson Davidson County
Batch# 371160 DEEDQC
03/11/2020 02:46:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200311-0027461

THIS INSTRUMENT PREPARED BY:
Robbie T Beal, Esq.
751 Cool Springs Blvd., Suite 207
Franklin, Tennessee 37067

ADDRESS NEW OWNER:
Hank Langhans
3548 Crestridge Dr.
Nashville, Tennessee 37204

SEND TAX BILLS TO:
Same

MAP-PARCEL:
Map 118-14
Parcel 120

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of ONE and NO/100 DOLLARS ($1.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, I, Sarah Diane Perry Langhans, hereinafter called the Grantor, have bargained and sold and do hereby quitclaim and convey unto, Henry David Langhans, Jr., hereinafter called the Grantee, his heirs, successors and assigns, all my right, title and interest in and to, if any, the following described tract or parcel of land in Davidson County, Tennessee, to wit (the "Property"), the receipt for which is hereby acknowledged, does, by these presents, REMISE, RELEASE, and FOREVER QUITCLAIM unto the said Grantee:

> Land in Davidson County, Tennessee, being Lot No. 46 on the Map of Longview Manor, Sections One and Two, of record in Book 1424, page 127, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the east margin of Crestridge Drive, at the corner of Lots 45 and 46; thence with the line between said lots, easterly 182 feet to the corner of Lot No. 47; thence with the line between lots 46 and 47 southerly 93.7 feet to the north margin of Pleasant Valley Road; thence with the margin of the same, westerly around a slight curve, 95 feet to a point, and continuing with the margin of said Road, westerly 108.9 feet the beginning of a curve, thence around said curve, northwesterly 39.27 feet to the east margin of Crestridge Drive; thence with the margin of the same, northerly 80 feet to the beginning.
>
> Being the same property conveyed to Henry David Langhans, Jr. and wife, Sarah Diane Langhans by deed from Elizabeth Hiland Langhans of record in Instrument No. 20160920-0099120, Register's Office for Davidson County, Tennessee.

The Property is improved property known as 3548 Crestridge Dr., Nashville, TN 37204. SPL

37204

SPL

The Property is conveyed subject to such covenants, conditions, easements, liens, charges, limitations, restrictions and encumbrances as may affect the Property. The Grantor makes no representation or warranties whatsoever with regard to the Property or the Grantor's interest therein.

Witness my hand on this the 27 day of February 2020.

SARAH DIANE PERRY LANGHANS

ELIZABETH PRYCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared Sarah Diane Perry Langhans, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named grantor, and executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal on this the 29th day of February 2020.

NOTARY PUBLIC
My Commission Expires: 3-8-21

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is [redacted]

Henry David Langhans, Jr., Affiant

SWORN TO and subscribed before me on this the ___ day of February 2020.

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, **Affiant**
Subscribed and sworn before me this the
11 **Day of** March, **20** 20.
Brandi Wells, **Deputy Register**