Karen Johnson Davidson County
Batch# 397064 DEEDQC
05/07/2020 02:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200507-0047855

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

JESSICA E. MONTEITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 22 day of April, 2020.

Notary Public
My Commission Expires: 2-19-24

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Meredith Hansel<br>2628 Somerset Drive<br>Nashville, TN 37217 | New Owner | 13516000400 |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Meredith Hansel and Joseph Hansel, beneficiaries of the Last Will and Testament of Jo Ann Hansel, deceased** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **Meredith Hansel and spouse, Saundrea Sanburn**, ("Grantees"), their heirs and assigns, all of her right, title and interest in and to that certain real property in **Davidson County, Tennessee**, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section 9-A Edge-O-Lake Estates of record in Plat Book 4660, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 Fronts 97.16 feet on the Easterly margin of Somerset Drive and extends back 239.46 feet on the Northerly line and 220.79 feet on the Southerly line, to a line on the rear which is a broken line on which it measures 122.57 feet.

Being the same property conveyed to Matthew E. Hansel, III and wife, Jo Ann T. Hansel by deed form Houston T. Ezell and Charles D. Whorley, which is of record in Book 4849, Page 667 said Register's Office.

Being the same property conveyed to Jo Ann T. Hansel by Quitclaim deed from Matthew E. Hansel, III of record in Book 8716, page 493, Register's Office for Davidson County, Tennessee, dated August 31, 1992 and recorded on September 01, 1992.

Jo Ann Hansel being one and the same person as Jo Ann T. Hansel having since died on April 28, 2019 with her last will and testament being probated in the circuit court of Davidson County, Tennessee, probate division docket no. 19P1310 whereby Meredith Hansel and Joseph Hansel are the two beneficiaries of her last will and testament.

Being the same property conveyed to Meredith Hansel and Joseph Hansel beneficiaries of the Last Will and Testament of Jo Ann Hansel, deceased by Executors Warranty deed from Meredith Hansel, as Executor of the Estate of Jo Ann Hansel, deceased of record in Instrument No. 20200131-0011698 Register's Office for Davidson County, Tennessee, dated January 28, 2020 and recorded on January 31, 2020.

Being also known as 2628 Somerset Drive, Nashville, Tennessee 37217.

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 28th day of April, 2020.

**GRANTOR:**

**Meredith Hansel**

STATE OF Tennessee
COUNTY Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Meredith Hansel** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of April, 2020.

Notary Public

My Commission Expires: July 5, 2021
(SEAL)

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**GRANTOR:**

**Joseph Hansel**

STATE OF Tennessee
COUNTY Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph Hansel** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of April, 2020.

Notary Public

My Commission Expires:
(SEAL) 9-20-23

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Executed in compliance with Executive Order No.26
by Tennessee Governor Bill Lee,
Dated 4-9-2020

# True Copy Certification

I, Brooke Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smithson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Brooke Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY