Karen Johnson Davidson County
Batch# 520780 DEEDQC
11/24/2020 12:54:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201124-0137918

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

File no. 20082984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 29th day of October, 2020.

Notary Public

My Commission Expires: _____

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John Matthew Hassan 430 Lynnwood Blvd Nashville, TN 37205	New Owner	Map and Parcel No.: 116-15-0-096.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **John Matthew Hassan and spouse, and Kristina Storck** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **John Matthew Hassan, unmarried**, his heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 104 on the Plan of Royal Oaks Land Co.'s Subdivision of the Baker Tract (Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee) and being shown on an unrecorded survey of said subdivision made by W.B. Southgate, as being the South 45 feet of Lot 104 and North 55 feet of Lot 105, and further described according to a survey made by John Kohl dated July 27, 1985 as follows:

According to the said unrecorded map by W.B. Southgate, said part of said lots adjoin and front together 100 feet on the Easterly side of Lynnwood Boulevard and run back between lines 375 feet, more or less, on the North line of part of Lot No. 104, and 360 feet, more or less, on the South line of part of Lot No. 105, to a dead line in the rear and measures 100 feet, more or less thereon.

Being the same property conveyed to John Matthew Hassan and spouse, Kristina Storck, by Warranty Deed from SunTrust Bank, a Georgia Corporation as Trustee for the Douglas Henry Trust for the benefit of Mary Leland Henry Kinloch, dated July 26, 2000, a corporation, dated July 17, 2006 and recorded on July 19, 2006 and of record in Instrument No. 20060719-0087057, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **430 Lynnwood Blvd, Nashville, TN 37205**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of **October**, 2020.

John Matthew Hassan

Kristina Storck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Matthew Hassan** and **Kristina Storck**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 7th day of October, 2020.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

My Commission Expires: _____