Karen Johnson Davidson County
Batch# 525929 DEEDQC
12/08/2020 08:06:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20201208-0141939

This Instrument Was Prepared By:
J. Chandler Waits
201 Fourth Avenue North, Suite 1870
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 11th day of November, 2020.

THERESA M. AYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Nov 8, 2022

Notary Public

My Commission Expires: 11-8-22

This document was executed in compliance with Executive Order No. 66 by Tennessee Governor Bill Lee dated October 28, 2020.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Hannah Company LLC 208 North 9th Street # 3 Nashville, Tennessee 37206	Same	082-12-1C-003.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **ALEC HANNAH,** the "**Grantor,**" does hereby quitclaim unto **HANNAH COMPANY LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the "**Grantee,**" all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT A

This conveyance is subject to all limitations, restrictions and encumbrances as may affect the property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 11th day of November, 2020.

ALEC HANNAH, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Theresa M. Ayers the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared ALEC HANNAH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 11th day of November, 2020.

Theresa M Ayers
Notary Public

My Commission Expires: 11-8-22

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EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit 3, 208 N. 9th Street, as established by Declaration of Covenants, Conditions and Restrictions for 208 N 9th Street, Horizontal Property Regime With Private Elements, which is a planned unit development, of record as Instrument No. 20190910-0091402, and being shown on plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Clyde Forrest Lake and wife, Ruby Lee Lake by Installment deed from Jack J. Cohen and wife, Bessie D. Cohen, and Julia L. Mallernee, a widow of record in Book 3928, page 324, Register's Office for Davidson County, Tennessee, dated August 24, 1965 and recorded on August 26, 1965.

Affidavit of Inheritance of Real Estate recorded on May 09, 2000, in Instrument No. 20000509-0047120.

Being a portion of the same property conveyed to Monica Elaine Lake, Malcolm Elexsis Lake and Michelle Evon Lake by Quitclaim deed from Forrest A. Lake of record in Instrument No. 20000512-0048039 Register's Office for Davidson County, Tennessee, dated May 08, 2000 and recorded on May 12, 2000.

Order Approving Contract for Sale of real Property recorded on September 10, 2019 of record in Instrument No. 20190910-0091397.

Order Approving Motion to Modify Order Approving Contract for Sale of Real Property states that Malcolm E. Lake, Ronald Lee Betty. Gwendolyn Fav Betty arc authorized to sign, a certified copy being of record in Instrument No. 20190910-0091398.

Affidavit of Heirship of record in Instrument No: 20190910-0091399, Recorded on September I 0, 2019.

Being a portion of the same property conveyed to VB Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Malcolm E. Lake, Gwendolyn Fay Betty, and Ronald Lee Betty, individually and as authorized signatories on behalf of Michelle E. Lake, Monica L. Birdsong, Yoshicka Betty, Lasonya Betty Whitlow, Chacoby Danielle Betty, and Marcellaus Donta Betty, pursuant to Order Approving Motion to Modify Order Approving Contract for Sale of Real Property filed in The Chancery Court for Davidson County, Tennessee at Nashville, Docket No. 17-1266 IV, (of record as Instrument No. 20190910-0091397, Register' s Office for Davidson County, Tennessee); said Warranty Deed of record in Instrument No. 20190910-0091400, Register's Office for Davidson County, Tennessee, dated September 06, 20 I9 and recorded on September 10, 2019.

Being the same property conveyed to Alec Hannah by Warranty Deed from VB Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20200922-0108388 Register's Office for Davidson County, Tennessee, dated September 18, 2020 and recorded on September 22, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 208 North 9th Street #3, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.