Karen Johnson Davidson County
Batch# 565823 DEEDQC
02/02/2021 08:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210202-0014629

QUITCLAIM DEED

FROM: THOMAS JAMAS HANS

TO: LEISA DUPREE HANS
810 Berwick Trail
Madison, Tennessee 37115

This Instrument was Prepared by:
John J. Hollins, Jr., Esq.
Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
LEISA DUPREE HANS 810 Berwick Trail Madison, Tennessee 37115	Same	05206003400

AFFIDAVIT

STATE OF Tennessee)
COUNTY OF Williamson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Leisa Dupree Hans v. Thomas Jamas Hans, Davidson County Third Circuit Court, Case #19D-1533** and that there was no other consideration given for the transfer.

TIFFANY M. QUINN, ESQ. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THOMAS JAMAS HANS

Sworn to and subscribed before me, this the 8th day of January, 2021.

Notary Public

My Commission Expires: 1-29-21

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Leisa Dupree Hans v. Thomas Jamas Hans, Davidson County Third Circuit Court, Case #19D-1533**. Accordingly, THOMAS JAMAS HANS does hereby quitclaim unto the said LEISA DUPREE HANS, her successors, and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Candace Heights, of record in Book 2330, page 78, Register's office for said County.
>
> Said Lot No. 3 fronts 150 feet on the south side of Berwick Trail and runs back between lines, 351.7 feet more or less on the west line and 349.4 feet more or less on the east line to the waters edge of Cumberland River shown on said plan which it measures 150 feet more or less.
>
> Being the same property conveyed to Leisa Hans and Tommy Hans, wife and husband, from John R. Ferguson, Executor of the Estate of J. Roger Ferguson, by Warranty Deed of record by Instrument No. 20180307-0021401, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as: 810 Berwick Trail, Madison, Tennessee 37115.

Witness my hand this 8 day of July, 2021.

Thomas Jamas Hans

TIFFANY M. JOHNS, ESQ. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, Tiffany M Johns, a Notary Public of said County and State, Thomas Jamas Hans, whose identity was 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 at Franklin, Tennessee, this 8th day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 1-29-21

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, JOHN J. HOLLINS, JR., 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.

JOHN J. HOLLINS, JR.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, R.L.G. Davis, a Notary Public of said County and State, JOHN J. HOLLINS, JR., 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 seal, at Office in Franklin, Tennessee, this 11 day of [illegible] 2021.

R.L.G. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Notary Public
My Commission Expires: