Karen Johnson Davidson County
Batch# 633010 DEEDQC
05/11/2021 10:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210511-0063198

Commitment Number: 27441586
Seller's Loan Number: 103896779

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

- **New Property Owner/Mail Tax Statements To:**
Brandon Hanna and **Nichole Hanna,** 930 Fairwin Ave., Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072 09 0 309.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Richard Manson, Trustee, his successor and assigns, whose mailing aqdress is **9_30 Fairwin Ave., Nashville, TN 37216,** hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Brandon Hanna** and **Nichole Hanna, husband and wife,** as joint tenants with right of survivorship hereinafter grantees, whose tax mailing address is **930 Fairwin Ave., Nashville, TN 37216,** with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 930 Fainvin Ave., Nashville, TN 37216

DERIVATION CLAUSE

The instrument cpnstituting the Grantor's source of title in the property described herein was a deed recorded at 20120625-0055167 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072 09 0 309.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, 1mplied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on December 7, 2020:

Richard Manson Trustee, his successor and assigns

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 7, 2020 by **Richard Manson, Trustee, his successor and assigns** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

MADELEINE Y FOUTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-8-2024

State of Pennsylvania
County of Allegheny

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

Subscribed and sworn to before me

This 9th day of February, 2021.

Affiant

Parker Keeler
Print Name

(Seal)

Notary Public

My commission expires:
5/4/2022

Lissette Anne Moree
Print Name

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee,

being Lot(s) 61, as shown on the map entitled Eskridge Subdivision of part of the WS. Franklin Property, of record in Plat Book 547, page(s) 52, Register's Office for Davidson County;Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same parcel conveyed to Richard Manson from Nichole Leach n/k/a Nichole L. Hanna and Brandon R. Hanna, by virtue of a deed dated 12/8/2004, recorded 12/10/2004, as instrument no. 20041210-0147486 county of Davidson, state of Tennessee.

Assessor's Parcel No: 07209 0 309.00

True Copy Cerification

I, Logan Walker, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Logan Walker
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Logan Walker, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lissette Anne Moree
Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries