Record and Return Mail 1To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

Karen Johnson Davidson County
Batch# 679587 DEEDQC
07/20/2021 09:36:44 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210720-0096945

NO TITLE SEARCH
NO CONSIDERATION
QUITCLAIM DEED

Addresses of New Owners:
Christian Lee Hahn Wright
1462 Willowbrooke Circle
Franklin, TN 37069

Brooks Chandler Wright
1462 Willowbrooke Circle
Franklin, TN 37069

Send Tax Bills To:
Christian Lee Hahn Wright
1462 Willowbrooke Circle
Franklin, TN 37069

Parcel ID Number:
43-18, 43-19

W I T N E S S E T H

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, we, **Martha Ann Hahn, Lisa Hahn Wright, Mark Wright, Christian Lee Hahn Wright** and **Brooks Chandler Wright, Successor Co-Trustees, John M. Hahn, Sr. Living Trust dated May 1, 1992, as amended**, hereinafter the "Grantors," by these presents do hereby quitclaim, transfer and convey unto **Christian Lee Hahn, individually,** a fifty percent (50%) interest as Tenant in Common; and unto **Brooks Chandler Wright, individually**, a fifty percent (50%) interest as Tenant in Common (collectively the "Grantees"), that being all of our interest, in and to certain tracts of land in Davidson County, Tennessee, described more fully as follows:

See attached "Exhibit A" for legal description.

This conveyance is made subject to:

See attached "Exhibit B."

Being the same property conveyed to **John M. Hahn, Sr., Trustee, John M. Hahn Sr., Living Trust**, by Warranty Deed, of record in Book 11726, Page 854, Register's Office for Davidson County, Tennessee.

(Description from prior deed of record).

These is improved properties are known as **138 and 140 Scenic View Road, Old Hickory TN.**

IN WITNESS WHEREOF, We have hereunto set our hands on this the 15 day of July, 2021.

Martha Ann Hahn

Martha Ann Hahn, Successor Co-Trustee, John M. Hahn, Sr. Living Trust dated May 1, 1992, as amended

Lisa Hahn Wright

Lisa Hahn Wright, Successor Co-Trustee, John M. Hahn, Sr. Living Trust dated May 1, 1992, as amended

M Wright

Mark Wright, Successor Co-Trustee, John M. Hahn, Sr. Living Trust dated May 1, 1992, as amended

Chris Wright

Christian Lee Hahn Wright, Successor Co-Trustee, John M. Hahn, Sr. Living Trust dated May 1, 1992, as amended

Brooks Wright

Brooks Chandler Wright, Successor Co-Trustee, John M. Hahn, Sr. Living Trust dated May 1, 1992, as amended

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Martha Ann Hahn, Successor Co-Trustee, John M. Hahn, Sr. Living Trust dated May 1, 1992, as amended**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of July, 2021.

D P Davidson
Notary Public

My Commission Expires: 7/13/2024

DEBRA P DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Lisa Hahn Wright, Successor Co-Trustee, John M. Hahn, Sr. Living Trust dated May 1, 1992, as amended**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of July, 2021.

DDavidson
Notary Public

My Commission Expires: 7/13/2024

DEBRA P DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Mark Wright, Successor Co-Trustee, John M. Hahn, Sr. Living Trust dated May 1, 1992, as amended** with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of July, 2021.

DDavidson
Notary Public

My Commission Expires: 7/13/2024

DEBRA P DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Christian Lee Hahn Wright, Successor Co-Trustee, John M. Hahn, Sr. Living Trust dated May 1, 1992, as amended**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of July, 2021.

DDavidson
Notary Public

My Commission Expires: 7/13/2024

DEBRA P DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Brooks Chandler Wright, Successor Co-Trustee, John M. Hahn, Sr. Living Trust dated May 1, 1992, as amended**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of July, 2021.

Notary Public

My Commission Expires: 7/13/2024

DEBRA P DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is Zero Dollars ($0).

Mark Wright, Affiant

Sworn to and subscribed to before me, this the 15 day of July, 2021.

Notary Public

My Commission Expires: 7/13/2024

DEBRA P DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

TRACT I:

Land lying in the 4th Civil District of Davidson County, Tennessee being more particularly described as follows:

Located in the 4th Civil District of Davidson County, Tennessee and being Tract No. 8 on the Leonard L. Clark Plan, near Old Hickory, Tennessee, described according to a survey made by S. M. McMurray, November 12, 1948, as follows: Beginning on the westerly margin of a road, being the first road on left from bridge over Cumberland River, said beginning point being also the northeast corner of Tract No. 1 conveyed to Morgan Hurt by deed from Leonard L. Clark and wife; thence with the westerly margin of said road, north 47 deg. 47' west 108 feet to the corner of Tracts Nos. 8 and 9; thence with the line between said tracts, south 42 deg. 45' west 544.5 feet, more or less, to an iron pin; thence south 38 deg. east 109.3 feet, more or less, to an iron pin; thence north 42 deg. 45' east 562 feet, more or less, to an iron pin in the westerly margin of road, containing 1.37 acres, more or less.

TRACT II:

A said tract of land, in the fourth district, in Davidson County, being tract No. 9 on the Leonard Clark's plan, near Old Hickory, Tenn., described according to survey, made by S. M. McMurray, November 16, 1968.

Said Tract No. 9, is described as follows:

Beginning on the westerly margin of road being the first on left from bridge over Cumberland River at the corner of Tract 8 and 9; thence with the westerly margin of said road north 47 deg. 47 min. west 108 feet to the corner of Tracts 9 and 10; thence with the line between said tracts south 42 deg. 45 min. west 526.2 feet, more or less, to an iron pin; thence south 38 deg. east 109.3 feet to an iron pin in the corner of Tracts 8 and 9; thence with the line between said tracts north 42 deg. 45 min. east, 544.5 feet, more or less, to the westerly margin of a road, the point of beginning, containing 1.33 acres, more of less.

BEING the same property conveyed to Hazel Carter Turbyfill, by Deeds of Record in Book 4841, page 835 and Book 4841, page 837, Register's Office for Davdison County, Tennessee. The said Hazel Carter Turbyfill has since died, and upon her death title was vested in Timothy Cole Hutson, Martin Hutson, and Cynthia Griffin pursuant to the Last Will and Testament of Hazel C. Turbyfill filed of record in the Probate Court of Davidson County, Tennessee, Docket Number 96P-1596.

Hazel Carter Turbyfill and Hazel C. Turbyfill are one and the same person.

EXHIBIT B

1. Taxes and/or any assessments levied or assessed subsequent to the date hereof. Tax Parcel Nos. 43-18 and 43-19.

2. Rights of tenants in possession as "Tenants Only" under unrecorded lease(s).