Karen Johnson Davidson County
Batch# 698358 DEEDQC
08/16/2021 01:07:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210816-0110385

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210079100LD

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 087 01 0 009.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 7 day of August, 2021, by and between **Craig Wyatt Hanson and Aubrey Elizabeth Hanson who acquired title as Aubrey Elisabeth Hanson A/K/A Aubrey Elizabeth Hanson, husband and wife,** a mailing address of 4109 New Hope Meadow Rd, Hermitage, TN 37076, hereinafter referred to as Grantor(s) and **Craig Wyatt Hanson and Aubrey Elizabeth Hanson, husband and wife,** a mailing address of 4109 New Hope Meadow Rd, Hermitage, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 4109 New Hope Meadow Rd, Hermitage, TN 37076

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20061117-0143313, recorded on 11/17/2006 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Craig Wyatt Hanson

Aubrey Elizabeth Hanson who acquired title as Aubrey Elisabeth Hanson A/K/A Aubrey Elizabeth Hanson

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Craig Wyatt Hanson and Aubrey Elizabeth Hanson who acquired title as Aubrey Elisabeth Hanson A/K/A Aubrey Elizabeth Hanson, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Hermitage TN, this 7th day of August, 2021.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

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

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 1st day of August, 2021.

Notary Public
My Commission Expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Craig Wyatt Hanson and Aubrey Elizabeth Hanson
4109 New Hope Meadow Rd
Hermitage, TN 37076

Name and address of property owner:

Craig Wyatt Hanson and Aubrey Elizabeth Hanson
4109 New Hope Meadow Rd
Hermitage, TN 37076

EXHIBIT A

LEGAL DESCRIPTION

The following described property situated in the county of Davidson, state of Tennessee, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:
BEING LOT 100 ON THE PLAN OF NEW HOPE MEADOWS, PHASE 1, OF RECORD IN BOOK 6900, PAGE 653, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.
BEING THE SAME PARCEL CONVEYED TO CRAIG WYATT HANSON AND AUBREY ELISABETH HANSON AKA AUBREY ELIZABETH HANSON FROM DONALD G. WHARTON AND LESLIE A. WHARTON, BY VIRTUE OF A DEED DATED 11/16/2006, RECORDED 11/17/2006 IN INSTRUMENT NO. 20061117-0143313,
COUNTY
OF
SHELBY,
STATE
OF
TENNESSEE.

Parcel/APN/Tax ID: 087 01 0 009.00

Certificate of Authenticity

I, Jennifer Terranova, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/7/2021.

Date

Jennifer Terranova

Affiant Signature

8/11/2021

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 11th day of August, 2021.

Kimberly K. Atkins

Notary Signature

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022

My Commission Expires: 04/22/2022

Date

Notary's Seal (if on paper)