Karen Johnson Davidson County
Batch# 727213 DEEDQC
09/30/2021 09:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210930-0131441

QUITCLAIM DEED

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Marlon D. Hannah
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pike
Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marlon D. Hannah & Annie Scruggs	New Owners	050 10 0 089.00
3338 Chesapeake Circle		
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Marlon D. Hannah, unmarried**, "the Grantors," by these presents do hereby quitclaim and convey unto **Marlon D. Hannah, unmarried and Annie Scruggs, unmarried, tenants in common with rights of survivorship** "the Grantees," their heirs and assigns, all our right, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 45A, Chesapeake Homes, Sections 3, as of record in Plat Book 6250, Page 326, 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 property conveyed to Marlon D. Hannah, unmarried, by Warranty Deed from Steve G. Fridrich, unmarried and Gerald D. Fridrich and wife, Barbara W. Fridrich, of record in Book 7060, Page 539, Register's Office for Davidson County, Tennessee, dated November 25, 1986, and recorded on December 5, 1986.

This is improved property, known as 3338 Chesapeake Circle, Nashville, TN 37207.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set my hand this the 27th day of September, 2021.

Marlon D. Hannah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Marlon D. Hannah,** the bargainer, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that he executed this instrument for the purpose set forth herein.

Witness my hand and official seal at Nashville, Tennessee this the 27th day of September, 2021.

My commission expires:

Notary Public

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 9.27.2021 (date of document).

Affiant Signature

9.27.2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 27Th day of September, 2021.

Notary Signature

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9.2.2024