Karen Johnson Davidson County
Batch# 923931 DEEDQC
09/30/2022 01:51:50 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20220930-0108203

This Instrument Prepared by:
Jessica Doyle
Tennessee Adoption and Family Law, PLLC
1103 Holly Street
Nashville, Tennessee 37206
615.896.2022

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

The actual consideration or value
Whichever is greater for this
Transfer is $1.00.

AFFIANT, Sarah Cameron

STATE OF TENNESSEE)
COUNTY OF DAVDSON)

Sworn to and subscribed before me
This 7th day of September, 2022

JESSICA LYN DOYLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

NOTARY PUBLIC

My Commission Expires: 7-26-2026

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Barbara J. Hansen, Trustee Barbara J. Hansen Amended Revocable Living Trust Agreement 750 Goodpasture Terrace Nashville, TN 37221 Ronald G. Hansen, Trustee Ronald G. Hansen Amended Revocable Living Trust Agreement 750 Goodpasture Terrace Nashville, TN 37221	Same as New Owner	Map 156.02 Parcel 095.00

FOR AND IN CONSIDERATION OF THE SUM OF one dollar (1.00) cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, Barbara J. Hansen and husband, Ronald G. Hansen, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto Barbara J. Hansen, Trustee, Barbara J. Hansen Amended Revocable Living Trust Agreement dated September 7, 2022, a fifty percent (50%) Tenant in Common interest and unto Ronald G. Hansen, Trustee, Ronald G. Hansen Amended Revocable Living Trust Agreement dated September 7, 2022, a fifty percent (50%) Tenant in Common interest, ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee as described more fully as follows:

CERTAIN LAND, LOCATED
IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 321 on the plan of Harpeth Valley Park, Section 3, and resubdivision of Lot 246, Harpeth Valley Park, Section 2, of record in Book 4175, Page 15, Register's Office for said County.

Said Lot No. 321 fronts 100.00 feet on the westerly margin of Goodpasture Terrace and extends back 228.7 feet on the northerly broken line and 211.8 feet on the southerly line to a dead line in the rear, measuring 58.0 feet thereon.

Being the same property conveyed by Barbara J. Hansen and husband, Ronald G. Hansen by Quitclaim Deed to Barbara J. Hansen, Trustee, Barbara J. Hansen Revocable Living Trust Agreement, and Ronald G. Hansen, Trustee, Ronald G. Hansen Revocable Living Trust Agreement in Instrument Number 20140522-0044359 recorded on the 22nd day of May, 2014 in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This Instrument was prepared with information by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this instrument.

This is **improved** property known as **750 Goodpasture Terrace, Nashville, TN 37221.**

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 7th day of September, 2022.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Barbara J. Hansen, with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee, and acknowledged that she executed this instrument for the purposes stated in the instrument. She further pledges that she did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal, this 7th day of September, 2022.

Barbara J. Hansen

Barbara J. Hansen, Trustee

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

NOTARY PUBLIC

My Commission Expires: 7-6-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Ronald G. Hansen, with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee, and acknowledged that he executed this instrument for the purposes stated in the instrument. He further pledges that he did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal, this 7th day of September, 2022.

Ronald G. Hansen, Trustee

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

NOTARY PUBLIC

My Commission Expires: 7-26-26