This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-8843-RR

Karen Johnson Davidson County
Batch# 930167 DEEDQC
10/17/2022 09:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221017-0113148

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 17 day of October, 2022.

Notary Public
My Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Albron M. Hana 3902 B Delaware Ave. Nashville, TN 37209	New Owner	091-12-4A 001.00-CO and 091-12-4A 002.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Mark B. Hana, a married man and Albron M. Hana, an unmarried man, as joint tenants with right of survivorship** ("Grantors") do hereby quitclaim and convey unto **Albron M. Hana, an unmarried man** ("Grantee"), his heirs and assigns, any and all of Grantors' interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of The Homes at 3902 Delaware Ave, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20191203-0124511, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Hamidreza Parsa by Warranty deed from Cornerstone Investments, Inc. of record in Instrument No. 20190920-0095589 Register's Office for Davidson County, Tennessee, dated September 17, 2019 and recorded on September 20, 2019.

Being a portion of the same property conveyed to X5 Construction, LLC, a Tennessee limited liability company by Quitclaim deed from Hamidreza Parsa, married man of record in Instrument No. 20191030-0111102 Register's Office for Davidson County, Tennessee, dated October 29, 2019 and recorded on October 30, 2019. Being also known as 3902 A&B Delaware Ave. A and B Nashville, Tennessee 37209.

Being a portion of the same property conveyed to Mark B. Hana, a married man and Albron M. Hana, an unmarried man, as joint tenants with right of survivorship by Warranty deed from X5 Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201006-0115584 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 6, 2020.

This is **improved** property located at: **3902 B Delaware Ave., Nashville, TN 37209.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14 day of October, 2022.

GRANTORS:

Mark Hana
Mark B. Hana

Albron M. Hana

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mark B. Hana & Albron M. Hana**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14 day of October, 2022.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 10/14/22.

Affiant Signature

10/17/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of October, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

