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

Karen Johnson Davidson County
Batch# 930173 DEEDQC
10/17/2022 09:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221017-0113154

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 3517 Four Leaf Way Antioch, TN 37013	New Owner	182150B17200CO

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 Hana, a married man and Albron M Hana, an unmarried man,** ("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 Lot No. 172, on the plan of Final Plat Clover Glen, Phase 4, as shown on plat of record in Instrument 20190718-0070553, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Meritage Homes of Tennessee Inc., an Arizona corporation by Warranty Deed dated February 15, 2017, from OHB Land LLC, a Tennessee limited liability company, of record in instrument 20180216-0015337, Register's Office for Davidson County, Tennessee

Being part of the same property conveyed to Mark Hana, a married man and Albron M Hana, an unmarried man, by Special Warranty deed from Meritage Homes of Tennessee Inc., an Arizona corporation of record in Instrument 20210224-0022888, Register's Office for Davidson County, Tennessee, dated February 22, 2021 and recorded on February 24, 2021.

This is **improved** property located at: **3517 Four Leaf Way, Antioch, TN 37013.**

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

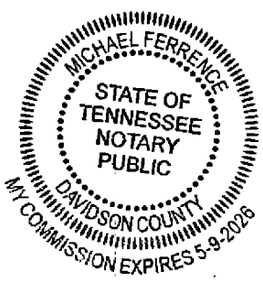
Albron M. Hana

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mark 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: _____



Certificate of Authenticity

I, Michael Ferrone, 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

