Karen Johnson Davidson County
Batch# 945398 DEEDQC
11/29/2022 09:22:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221129-0125039

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr. #360
Brentwood, TN 37027

NEW OWNER:
Cale A. Hansen
Allison Ewing Hansen
2324 Knowles Ave.
Nashville, TN 37204

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
105-14-O-C-065.00 CO

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Cale A. Hansen, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim **unto Cale A. Hansen and wife, Allison Ewing Hansen**, all our interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Unit 2324, of the Park at Melrose Townhomes, established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No: 200706040065994, and amended by Instrument 200706140071575, Register's Office for Davidson County, Tennessee, and shown on Exhibit "C" thereof, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Cale A. Hanson by deed from Brent Austin Graeber, and wife, Rachel Levinson Graeber dated November 25, 2014 and recorded on November 26, 2014 in Instrument No: 20141126-0109001, Register's Office for Sumner County, Tennessee.

This is improved property known as 2324 Knowles Avenue, Nashville, TN 37204.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 17th day of November, 2022.

Cale A. Hansen

STATE OF North Carolina

COUNTY OF Mecklenburg

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Cale A. Hansen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 17 day of Nov, 2022.

CECIL W. MANN JR. NOTARY PUBLIC MECKLENBURG COUNTY, NC

Notary Public

My Commission Expires: March 20, 2027

STATE OF Tennessee

COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 28th day of November, 2022.

Notary Public

My commission expires: 8/7/2023

Joan [illegible] State of Tennessee Notary Public Davidson County