Karen Johnson Davidson County
Batch# 1030253 DEEDQC
07/25/2023 10 22 53 AM 3 pgs
Fees $17 00 Taxes $0 00

20230725-0057204

EXEMPT FROM TRANSFER TAX
PURSUANT TO T.C A SEC. 67-4-409 (a)(1)(C)(vii)

THIS INSTRUMENT PREPARED BY:
Spragins, Barnett & Cobb, PLC
Nancy L Choate, Attorney at Law
312 E Lafayette St.
Jackson, Tennessee 38301

Without Survey or Title Examination (aa/cc)
Without Serving as Closing Attorney

PROPERTY OWNER & ADDRESS:

Donald N Hanafee, Jr and
Leigh L Hanafee,
Trustees of the
Donald Hanafee and
Leigh Hanafee Trust
1114 A Wade Ave
Nashville, TN 37203

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAXES & ADDRESS:

Donald N Hanafee, Jr and
Leigh L. Hanafee,
Trustees of the
Donald Hanafee and
Leigh Hanafee Trust
3 Quail Creek Lake Dr
Jackson, TN 38305

Map & Parcel 105 05 0W 001 00 – 1114 A Wade Avenue

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS· That we, DONALD HANAFEE AND LEIGH HANAFEE, HUSBAND AND WIFE, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other valuable and satisfactory consideration, receipt of all which is hereby acknowledged, have this day bargained and sold and do hereby convey, remise, release and forever quitclaim unto DONALD N. HANAFEE, JR. AND LEIGH L. HANAFEE, TRUSTEES OF THE DONALD HANAFEE AND LEE HANAFEE TRUST, all of our right, title, interest and estate in and to the following described lot or parcel of real estate situated, lying and being Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit·

MAP & PARCEL 105 05 0W 001.00

Land in Davidson County, Tennessee, being Unit 1114-A on the Plan of 1114 Wade Avenue Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150916-0093963, 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 the same real estate conveyed to DONALD HANAFEE AND LEIGH HANAFEE, HUSBAND AND WIFE, by Warranty Deed of record as Instrument Number 20160418-0037109, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150916-0093963, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to the handicap but does not discriminate against handicapped persons.
- Charter for HOA (Townhomes) of record in Instrument Number 20150928-0098513, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA (Neighborhood) of record in Book 7526, Page 624, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4595, Page 53, Register's Office for Davison County, Tennessee.
- Restrictions of record in Book 4220, Page 723, in the Register's Office for Davison County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to the handicap but does not discriminate against handicapped persons.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein.

This transfer is by Quitclaim and Grantor makes no warranties about this title.

IN WITNESS WHEREOF, we have hereunto subscribed our names, this the 21 day of July, 2023.

DONALD HANAFEE

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, personally appeared DONALD HANAFEE, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal this 21 day of July, 2023.

Notary Public

My Commission Expires: 12-22-2025

AMBER ASHWORTH
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MADISON

LEIGH HANAFEE

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, personally appeared LEIGH HANAFEE, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed

Witness my hand and seal this 21 day of July, 2023.

Notary Public

My Commission Expires 12-22-2025

AMBER ASHWORTH
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MADISON