Karen Johnson Davidson County
Batch# 1098161 DEEDQC
02/05/2024 04:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240205-0008124

QUITCLAIM DEED

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-19-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
RIDGECRST HILL, LLC	**Shawn M Hanson**	
(NAME)	(NAME)	
2315 Ridgecrest Drive	**P.O. Box 128**	**072 08 0 209.00**
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	**Kailua Kona, HI 96745**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY **HANSON AND ASSOCIATES, PC , A COLORADO CORPORATION,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **RIDGECREST HILL, LLC, A TENNESSEE LIMITED LIABILITY CORPORATION,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 220, AS SHOWN ON THE MAP ENTITLED PLAN OF DALEWOOD, SECTION III, OF RECORD IN PLAT BOOK 1835, PAGE 20, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE PROPERTY DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HANSON & ASSOCIATES, PC, A COLORADO CORPORATION, BY WARRANTY DEED FROM ROBERT W. STEWART, JR., AS EXECUTOR OF THE ESTATE OF JOSEPH MILLER CALVERT, SR., OF RECORD IN INSTRUMENT NO. 20220729-0086650, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED JULY 28, 2022, AND RECORDED ON JULY 29, 2022.

BEING THE SAME PROPERTY CONVEYED TO J. M. CALVERT, SR., BY WARRANTY DEED FROM JOHNNIE W. BUSH AND WIFE, JACKIE BUSH, OF RECORD IN BOOK 10218, PAGE 821, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 04, 1996, AND RECORDED ON OCTOBER 08, 1996. THE SAID J. M. CALVERT, SR. A/K/A JOSEPH MILLER CALVERT, SR. DIED ON OR ABOUT JANUARY 13, 2022, TESTATE, DEVISING SUBJECT PROPERTY TO ROBERT W. STEWART, JR., EXECUTOR. SEE PROBATE CASE NO. 22P854, IN THE SEVENTH CIRCUIT PROBATE COURT OF DAVIDSON COUNTY.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 8th day of December, 2023.

HANSON AND ASSOCIATES, PC

By: _____.
Shawn M. Hanson, President

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned, of the state and county mentioned, personally appeared Shawn M. Hanson, President of HANSON AND ASSOCIATES, PC, A COLORADO CORPORATION, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Shawn M. Hanson, PRESIDENT of HANSON AND ASSOCIATES, PC, the within named bargainor, and that such Shawn M. Hanson of HANSON AND ASSOCIATES, PC as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the PC as President.

Witness my hand this 8th day of December, 2023.

_____
NOTARY PUBLIC

My commission expires: 10/14/2025

Notarized online using audio-video communication

BOBBI HUHNKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

Online Notary Public
My Commission Expires
October 14, 2025

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Jamika Jones, do hereby make oath that I am a licensed attorney and/or 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 **December 8, 2023**.

Jamika Jones

Affiant Signature

February 5, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

5th day of February, 20 24.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires