Karen Johnson Davidson County
Batch# 1101439 DEEDQC
02/15/2024 12:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240215-0010584

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE SUITE 110
BRENTWOOD, TN 37027
615-208-4532

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Debra H Bannister
AFFIANT

Subscribed and sworn to before me on this day, February 15, 2024.

Courtney M. Hall
Notary Public

COURTNEY M. HALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 09/19/2027

My Commission Expires: _____

New Owner Address:
Elliott Brown Bannister and
Debra Hogue Bannister, Co-Trustees
1612 S. Observatory Drive
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number
117 15 0 104.00

QUITCLAIM DEED

Elliott Brown Bannister and Debra H. Bannister (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Elliott Brown Bannister and Debra Hogue Bannister, Co-Trustees of The Bannister Family Trust, dated February 15, 2024** (collectively, "Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, February 15, 2024.

Elliott Brown Bannister

Debra H. Bannister

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elliott Brown Bannister** and **Debra H. Bannister**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, February 15, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/13/2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 37 on the plan of Green Hills Subdivision, Section 1, of record in Plan Book 547, Page 128, Register's Office for said County.

Said Lot No. 37 fronts 75 feet on the Northerly margin of Observatory Drive and extends back between parallel lines 150 feet to a dead line on the rear.

Being the same property conveyed to Elliott Brown Bannister and Debra H. Bannister from Ronald R. Dixon and wife, Colleen S. Dixon by warranty deed of record Instrument No. 20180124-0007240, Register's Office for Davidson County, Tennessee.

The description is the same as that used in the previous deed.

This is improved property commonly known as 1612 S. Observatory Drive, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Robert J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 February 15, 2024.

Affiant Signature

2/15/2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
February 15 , 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 08/19/2027