Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

**THIS INSTRUMENT PREPARED BY:**

**Morgan, Akins & Jackson, PLLC**
**10 Burton Hills Blvd., Suite 210**
**Nashville, TN 37215**

STATE OF Tennessee )
COUNTY OF Davidson )

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 30 day of March, 2024.

Notary Public

My Commission Expires:

PAMELA W. LUNNY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 8, 2025

Karen Johnson
Batch # 1130052
05/02/2024 10:53:41 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20240502-0032180

**QUITCLAIM DEED**

**No title search was performed in connection with preparing this deed. All parties acknowledge that such property was conveyed absent any legal advice of the preparer.**

| | | |
|---|---|---|
| Address New Owner:<br>H5 Nations, LLC<br>Attn: Chris Hannum<br>6801 CARNEGIE BOULEVARD, SUITE 400<br>CHARLOTTE, NC 28211 USA | Send Tax Bills To:<br>New Owner | Tax Information:<br>Map and Parcel No.:<br>09112033700 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Madison Hannum, an unmarried woman, and Christopher Edward Hannum, a married man, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto H5 Nations, LLC, a Tennessee limited liability company, its heirs and assigns, all of their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto. The property conveyed hereto was never the marital nor primary residence of Christopher Edward Hannum.

This is improved property known as 809 45th Avenue North, Nashville, Tennessee 37209.

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.

*Signature Page(s) Following:*

**No title search was performed in connection with preparing this deed. All parties acknowledge that such property was conveyed absent any legal advice of the preparer**

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25 day of March, 2024.

Madison Hannum

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Madison Hannum, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of March, 2024

Dollie Hernandez
Notary Public

My Commission Expires: 11/03/2025

DOLLIE HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**No title search was performed in connection with preparing this deed. All parties acknowledge that such property was conveyed absent any legal advice of the preparer**

Christopher Edward Hannum

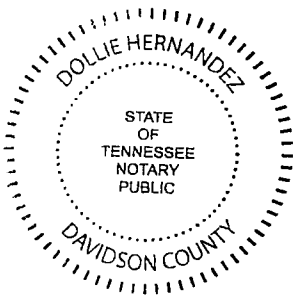
STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Christopher Edward Hannum, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of March, 2024

Dollie Hernandez
Notary Public

My Commission Expires: 11/03/2025




**No title search was performed in connection with preparing this deed. All parties acknowledge that such property was conveyed absent any legal advice of the preparer**

Exhibit "A"

Land in Davidson County, Tennessee being Lot No. 112, in Block No. 63 on the Map entitled No. 1 Plan of West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee and now known as Lot 112 ,The Row at 45th, established by Declaration of record in Instrument No. 20170831 2-0089676, as amended in Instrument No. 20171002-0100812, Register's Office for Davidson County, Tennessee as shown on Exhibit C to the aforementioned Declaration.

Together with Declaration of Common Driveway Easement and Maintenance Agreement for The Row at 45th as more fully described in Instrument of record in Instrument No. 20170831-0089677, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James E. Siefert and wife, Stephanie L. Lowe by Quitclaim Deed dated August 31, 2017 from L & S Development, LLC, a Tennessee limited liability company of record in Instrument No. 20170831-0089678, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 13, 2022 of record in Instrument No. 20221014-0112873, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument No. 20230505-0033469, Register's Office for Davidson County, Tennessee , James E. Sieffert and Stephanie L. Lowe, husband and wife, conveyed subject property to James E. Sieffert and Stephanie L. Lowe, Co-Trustees of the Sieffert and Lowe Family Revocable Trust dated September 13, 2022.

Further being the same property conveyed to Madison Hannum, an unmarried woman, and Christopher Edward Hannum, a married man, by Warranty Deed, dated May 8, 2023, from James E. Sieffert and Stephanie L. Lowe, Co-Trustees of the Sieffert and Lowe Family Revocable Trust dated Septmber 13, 2022, with said Warranty Deed having been recorded in Office of Register of Deeds for Davidson County, Tennessee as Instrument Number 20230509-0034477.

This conveyance is made subject to:

1. State and County taxes for the year 2024 , a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 09112033700.
2. Declaration of Covenants, Conditions and Restrictions for The Row at 45th of record in Instrument No. 20170831-0089676, as amended in Instrument No. 20171002-0100812, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record shown on Exhibit C to the Declaration in Instrument No. 20170831-0089676, Register's Office for Davidson County, Tennessee.
6. Easements retained by The Metropolitan Government of Nashville and Davidson County, Tennessee by Metro Bill No. 081-619, closing vacating and abandoning that portion of 45th Avenue North.
7. Declaration of Common Driveway Easement and Maintenance Agreement for The Row at 45th of record in Instrument No. 20170831-0089677, Register's Office for Davidson County, Tennessee.

**No title search was performed in connection with preparing this deed. All parties acknowledge that such property was conveyed absent any legal advice of the preparer**