THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

THOMAS L. HANKS, AFFIANT

Subscribed and sworn to before me, this 13th day of May 2024.

NOTARY PUBLIC

My Commission Expires: 10/4/27

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp 10/4/2027
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1135514
05/16/2024 08:14:14 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240516-0036124

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
THOMAS L. HANKS AND DEANNA HANKS, CO-TRUSTEES 1812 LILLIAN STREET, NASHVILLE, TN 37206	New Owner	Map and Parcel No.: 083 14 0 271.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Thomas L. Hanks and Deanna Hanks, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Thomas L. Hanks and Deanna Hanks, Co-Trustees of the Hanks Joint Revocable Trust, created February 28, 2024, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified and more particularly described below.

This is improved property known as 1812 Lillian Street, Nashville, TN 37206, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Edgefield Land Co's First Subdivision of record in Plat Book 57, Page 130, 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 property conveyed to Thomas L. Hanks and Deanna Hanks, husband and wife, from Chris Seay and Cassandra Santos, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20200806-0087674.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 13th day of May 2024.

Thomas L. Hanks, Grantor

Deanna Hanks, Grantor

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 **Thomas L. Hanks**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of May 2024.

Notary Public

My Commission Expires: 10/4/24

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON

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 **Deanna Hanks**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of May 2024.

Notary Public

My Commission Expires: 10/4/27

EARL LOH
TENNESSEE NOTARY PUBLIC
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COUNTY OF DAVIDSON