Karen Johnson Davidson County
Batch # 1188734 DEEDQC
10/02/2024 12:50:22 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241002-0076491

This instrument was prepared by:
Jonevan Hannah
1101 Riverside Road
Old Hickory, TN 37138

Once recorded, return to:
Allison Lanquist
97 Rising Sun Lane
Old Hickory, TN 37138

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1, Affiant
Subscribed and sworn before me this the
2 Day of October, 2024.
, Deputy Register

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar US Dollars ($ 1.00) in hand, paid to Jonevan Trey Hannah for Castleridge Home Builders LLC , 1101 Riverside Drive Old Hickory, TN 37138 with an address of

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Allison Lanquist , with an address of 97 Rising Sun Lane Old Hickory, TN 37138

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 054130C00300CO

Commonly known as:97 Rising Sun Lane Old Hickory, TN 37138
Source of title: 20200729-0083602
Map and Parcel Number 054 13 0C 003.00 Plat Book 843, page 56 of Register's Office for Davidson County, TN
THIS CONVEYANCE is made subject to: all applicable restrictions, easements, building setback lines and conditions of record, including but not limited to those in the Register of Deeds' office of Davidson County, TN

Until amended, tax information shall be sent to:

Name: Allison Lanquist

Address: 97 Rising Sun Lane Old Hickory, TN 37138

IN WITNESS WHEREOF, the Grantor and Grantee has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: for Castleridge Homebuilders, LLC Date: 10/2/24

Printed Name: Donovan Hannah

Grantee Signature: Allison Lanquist Date: 10/2/24

Printed Name: Allison Lanquist

1st Witness Signature: Maureen Chavez Date: 10-2-24

Printed Name: Maureen Chavez

2nd Witness Signature: Sarah Ensey Date: 10-2-24

Printed Name: Sarah Ensey

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Wilson

On 2nd Oct. 24 before me, Jacob Shiarla

personally appeared Jonevan Hannah, for Castleridge Home Builders, LLC (Grantor)

And Allison Lan Quist (Grantee)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jacob Shiarla

Printed Name Jacob Shiarla

My Commission Expires 10/25/26

JACOB SHIARLA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/25/2026
WILSON COUNTY

Exhibit A

97 Rising Sun Lane
Old Hickory, TN 37138

LOT 103 ALEXANDER PLACE PH 1
Old Hickory, TN 37138

20200729-0083602