PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October, 2024.

Notary Public
My Commission Expires: 2/7/27

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1191138 DEEDQC
10/08/2024 02:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241008-0078204

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Hermes Assets, LLC, 308 Hardison Dr. Franklin, TN 37064	**Same**	**118-14-120**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Henry David Langhans, Jr. has bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Hermes Assets, LLC, a Tennessee limited liability company its successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 46 om the Map of Longview Manor Sections One and Two of record in Book 1424 Page 127 Register's Office for Davidson County, Tennessee to which plan reference is hereby made.

Being the same property conveyed to Henry David Langhans, Jr. and wife Sarah Diane Langhans by deed from Elizabeth Hiland Langhans of record in Instrument No. 20160920-0099120 Register' Office for Davidson County, Tennessee. Sara Diane Perry Langhans conveyed her interest to Henry David Langhans, Jr. by deed of record in Instrument No. 20200311-0027461 Register's Office for Davidson County, Tennessee

This is improved property known as 3548 Crestridge Dr Nashville, TN 37204

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 8 day of October, 2024.

Henry David Langhans, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry David Langhans, Jr. the bargainor(s), 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 Franklin, Tennessee, this 8 day of October, 2024.

Notary Public

My Commission expires 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Amy Carr Nix, 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 this **8th** day of **October** 2024

Dated **October 8**, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Carr Nix who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this _____ day of _____, 2024

My commission expires: 3/11/25

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL