THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch # 1199688 DEEDQC
10/31/2024 03:26:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241031-0084627

This conveyance is exempt from conveyance tax Pursuant to Tenn. Code Ann. § 67-4-409 *et seq.*

Preparer's Disclaimer: This instrument was prepared without the benefit of title examination, which was not requested by the parties herein. The preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, existence or nature of any restrictions, whether there are physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument or any prior instrument in title, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. Further, no advice has been requested of or given by the Preparer regarding any implications regarding taxes, inheritance, estate planning, or the like.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Paul Vincent Van Hoesen and Mary Martin Van Hoesen, Trustees 1224 Wexford Downs Lane Nashville, TN 37211	Owners	174-14-A Parcel 98

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **PAUL V. VAN HOESEN AND MARY M. VAN HOESEN, husband and wife,** hereinafter called the Grantors, do hereby Quitclaim unto **Paul Vincent Van Hoesen and Mary Martin Van Hoesen, Trustees, or their successors in interest, of the Paul and Mary Van Hoesen Living Trust dated October 28, 2024, and any amendments thereto**, hereinafter called the Grantees, their successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being **Lot No. 94 on the Final Plat of Section Two of Wexford Downs**, of record in Plat Book 9700, page 594, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

Being the same property most recently conveyed to PAUL V. VAN HOESEN AND MARY M. VAN HOESEN, husband and wife, by Quitclaim Deed from PAUL V. VAN HOESEN, filed on 09/11/2006, at Instrument No. 20060911-00112487, Davidson County Register of Deeds.

This is property commonly known as 1224 Wexford Downs Lane, Nashville, TN 37211.*
*Note: An address is not a legal description of real property.

Witness our hands, this 28th **day of** October**, 2024:**

PAUL V. VAN HOESEN

MARY M. VAN HOESEN

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 **PAUL V. VAN HOESEN**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of October, **2024**:

Kathryn L. Ward
Notary Public

My Commission Expires: 9-19-2028

KATHRYN L. WARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 **MARY M. VAN HOESEN**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of October, **2024**:

Kathryn L. Ward
Notary Public

My Commission Expires: 9-19-2028

KATHRYN L. WARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON