THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

Karen Johnson Davidson County
Batch # 1205181 DEEDQC
11/14/2024 09:35:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20241114-0088620

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 24th day of October, 2024.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2026

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John Matthew Hassan and Amy Hassan 430 Lynnwood Blvd Nashville, TN 37205	New Owner	Map/Parcel: 116-15-0-096.00

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, **JOHN MATTHEW HASSAN, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **JOHN MATTHEW HASSAN and AMY HASSAN, as Tenants in Common** (hereinafter collectively referred to as the "Grantee"), their heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 104 on the Plan of Royal Oaks Land Co.'s Subdivision of the Baker Tract (Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee) and being shown on an unrecorded survey of said subdivision made by W.B. Southgate, as being the South 45 feet of Lot 104 and North 55 feet of Lot 105, and further described according to a survey made by John Kohl dated July 27, 1985 as follows:

According to the said unrecorded map by W.B. Southgate, said part of said lots adjoin and front together 100 feet on the Easterly side of Lynnwood Boulevard and run back between lines 375 feet, more or less, on the North line of part of Lot No. 104, and 360 feet, more or less, on the South line of part of Lot No. 105, to a dead line in the rear and measures 100 feet, more or less thereon.

Being the same property conveyed to John Matthew Hassan, unmarried, by Quitclaim Deed from John Matthew Hassan and spouse, Kristina Storck, of record in Instrument No. 20201124-0137918,

in the Register's Office of Davidson County, Tennessee, dated October 28, 2020 and recorded on November 24, 2020.

This is improved property known as: 430 Lynnwood Blvd, Nashville, Tennessee 37205.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24TH day of October, 2024.

GRANTOR:

John Matthew Hassan

JOHN MATTHEW HASSAN

STATE OF TENNESSEE) Tennessee
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Matthew Hassan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 24th day of October, 2024.

Colleen T. Sharp
Notary Public

My Commission Expires: 08/22/2028

