Karen Johnson Davidson County
Batch# 1207710 DEEDQC
11/21/2024 02:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241121-0091194

PREPARED BY:

S. Elizabeth Greene, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Elizabeth N. Hannaway
AFFIANT

Subscribed and sworn to before me on this day, November 21, 2024.

Notary Public

My Commission Expires:

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-19-2027

New Owner Address:
Hannaway Family Trust
98 44th Avenue
Nashville, TN 37209

Send Tax Bills To:
Same

Map-Parcel Number:
103-8-61.00

QUITCLAIM DEED

Stephen Hannaway and Elizabeth N. Hannaway, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Hannaway Family Trust**, dated August 28, 2020 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **November 21, 2024**.

Stephen Hannaway

Elizabeth N. Hannaway

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Stephen Hannaway and Elizabeth N. Hannaway**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 21, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-13-2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan showing subdivison of Lot No. 346 in the Richland Realty Company's Subdivison of West Lawn of record in Book 547, page 21, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen Hannaway and Elizabeth N. Hannaway, husband and wife, from Aspen Construction of Brentwood, Inc., a Tennessee corporation, by deed of record in Instrument No. 20160613-0059656, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 98 44th Avenue, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 November 21, 2024.

Affiant Signature

Nov 21, 2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, November 21, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027