Karen Johnson Davidson County
Batch# 1228385 DEEDQC
01/21/2025 09:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250121-0004291

Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

ANTHONY S. HANCOCK, ET UX

TO: QUITCLAIM DEED

ANTHONY S. HANCOCK and PARIS A. OSGERCHIAN, Trustees of the HANCOCK-OSGERCHIAN REVOCABLE TRUST

THIS QUITCLAIM DEED OF REALTY, executed this 17 day of JANUARY, 2025, by and between ANTHONY S. HANCOCK and PARIS A. OSGERCHIAN, husband and wife ("Grantors"), and HANCOCK-OSGERCHIAN REVOCABLE TRUST ("Grantees")

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

> BEING the Westerly 87-1/4 feet of Lot No. 65, on the Plan of V. S. Lindsley's Addition to Edgefield, now known as East Nashville, of record in Book 57, page 25, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.
>
> Said part of Lot No. 65 fronts 50 feet on the Easterly side of Stockell Street, formerly known as Vansindarine Street, and runs back between parallel lines with the Northerly margin of Hancock Street, formerly known as Center Street, 87-1/4 feet to a dead line.
>
> Being the same property conveyed to Anthony S. Hancock and Paris A. Osgerchian, husband and wife, by Warranty Deed from Robert Michael Shoptaw and Christian Hobbs Shoptaw, husband and wife, dated August 17, 2022, and recorded on August 26, 2022, as Instrument No. 20220826-0096636 in the Register's Office for Davidson County, Tennessee.
>
> This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, for the express purpose of perfecting the immunities and protections of said statute as provided therein.

This instrument and the interest hereby released and quitclaimed are subject to such

limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Anthony S. Hancock, Grantor

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **ANTHONY S. HANCOCK**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 17 day of January, 2025.

My Commission Expires:
5/8/28.

Notary Public

ALEXANDRA HULME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Paris A. Osgerchian, Grantor

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **PARIS A. OSGERCHIAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 17 day of January, 2025.

My Commission Expires:
5/8/28.

Notary Public

ALEXANDRA HULME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Anthony S. Hancock and Paris A. Osgerchian, Trustees 801 Stockell Street Nashville, TN 37207	SAME/OWNER
Property Address:	Map and Parcel No.:
801 Stockell Street Nashville, TN 37207	082-07-0-083.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Tennessee Certification of Electronic Document

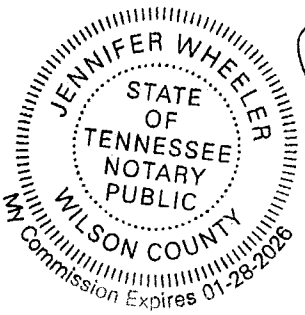
I, Thomas W. Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law.

Affiant Signature

Date 1/20/25

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 20th day of January, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 1.28.26