Karen Johnson
Batch # 1228529
01/21/2025 12 03 10 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250121-0004489

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 HALEY HEWSON, AFFIANT Subscribed and sworn to before me, this 15th day of January 2025. NOTARY PUBLIC My Commission Expires: 11/8/2028 HANNAH BENSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 8, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SETH HEWSON and HALEY HEWSON, CO-TRUSTEES 3401 Anderson Road, Unit 19 Antioch, TN 37013	New Owner	Map and Parcel No.: 136150B01900CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Haley Hewson, formerly known as Haley L. Flickinger, ("Grantor") do hereby quitclaim, transfer and convey unto Seth Hewson and Haley Hewson, Co-Trustees of the Hewson Joint Revocable Trust, created October 24, 2024, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 3401 Anderson Road, Unit 19, Antioch, Tennessee 37013, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 19 on the Plan of A Horizontal Property Regime (Private Element) Phase 1, Smith Springs Townhomes, Revision 1, of record in Book 11700, Page 16, as revised in Book 11700, Page 42, Register's Office for Davidson County,

Tennessee, to which plan reference is hereby made for a more complete identification and description of said unit.

Being the same property conveyed to Haley L. Flickinger, an unmarried woman, from Kimberly M. Breece, an unmarried woman, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20170804-0079759. The said Haley L. Flickinger and Haley Hewson being one and the same person.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 15th day of January 2025.

Haley Hewson, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Haley Hewson**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of January 2025.

Hannah Benson
Notary Public

My Commission Expires: 11/8/2028

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOV 8, 2028