Karen Johnson Davidson County Batch# 1236405 DEEDQC 02/11/2025 04:00:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20250211-0010518	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $0.00 Affiant Subscribed and sworn to before me, this the 16th day of January, 2025. Notary Public My commission expires: 7/3/2028

THIS INSTRUMENT PREPARED BY:
Marcya H. D. Bove, Esq.
City House Title, LLC
414 Bridge Street, Franklin, Tennessee 37064

MARCYA H. D. BOVE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address New Owner as Follows:	Send Tax Bills to:	Map & Parcel:
Brent Adams Hannafan and Gabrielle Andres Hannafan 2809 Hillside Drive Nashville, Tennessee 37212	**CHASE ATTN: Tax Department P.O. Box 9218 Coppell, TX 75019**	**104-11-0-210.00**

QUITCLAIM DEED

This quitclaim deed made the 16th day of January 2025, by **Pottswinn LLC, a Tennessee limited liability company** hereinafter called the "Grantor", to **Brent Adams Hannafan and Gabrielle Andres Hannafan,** husband and wife, hereinafter called the "Grantee".

The Grantor, for and in consideration of the sum of $0.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby remises, releases, and quitclaims unto the Grantee its interest in that certain land, situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 and the Northeasterly part of Lot No. 27 of Block No. 7 on the Plan of Fairfax Place, as of record in Book 547, Pages 137 and 138, Register's Office for said County, and described as follows:

Beginning on the Southeasterly margin of Hillside Drive at the corner of Lot Nos. 1 and 28, and running thence Southwardly with the line between Lot Nos. 28 and 27 on the West and Lot Nos. 1, 2, 3 and 4 on the East, 257 feet 6 inches to the Southwest comer of Lot No. 4, thence Northwestwardly parallel with the line between said Lot Nos. 27 and 28, 206 feet 6 inches to the Southeasterly margin of Hillside Drive; thence with the same in a Northeasterly direction 172 feet

9 inches to the beginning.

Being the same property conveyed to Pottswinn LLC, A Tennessee limited liability company by Warranty Deed from Brent E. Pennington and Kathleen Pennington, joint tenants with right of survivorship of record in Instrument No. 20210127-0012250 Register's Office for Davidson County, TN dated January 15, 2021 and recorded on January 27, 2021.

This is a portion of improved property also known as 2809 Hillside Drive, Nashville, TN 37212.

[*Signature Page to Follow*]

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 16th day of January 2025

Pottswinn LLC
a Tennessee limited liability company

By: Brent Adams Hannafan
Its: Member

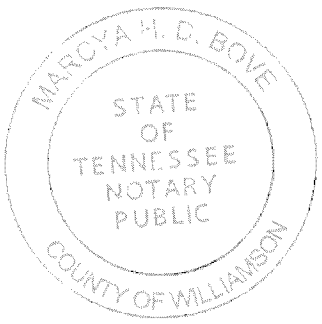
By: Gabrielle Andres Hannafan
Its: Member

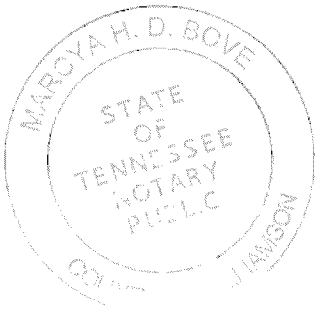
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of January, 2025, before me personally appeared Brent Adams Hannafan and Gabrielle Andres Hannafan, as members of Pottswinn LLC, a Tennessee limited liability company, to me known to be the persons or entities described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person' free act and deed.

Witness my hand, at Franklin, TN, this 16th day of January, 2025

Notary Signature
My commission expires: 7/3/2028





Tennessee Certification of Electronic Document

I, Marcia Bove, 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 on 1/16/2025 (date of document).

Marcia Bove
Affiant Signature

11/16/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16th day of January, 2025.

Rebekah E. Fisher
Notary's Signature

MY COMMISSION EXPIRES: 10/26/2025

NOTARY'S SEAL

