Return to and
Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

Karen Johnson
Batch # 1242861
03/04/2025 12 23 43 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250304-0016243

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 25th day of February, 2025.

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires 09/07/26

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, OR ANY TAX RAMIFICATIONS FROM SUCH CONVEYANCE, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin Thomas Hogan,Trustee Melissa Marie Straub Hogan, Trustee 3516 Hillsdale Avenue Nashville, TN 37205	New Owner	104-05-0M-001 00-CO

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Kevin Hogan and Melissa Straub Hogan, married,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **Kevin Thomas Hogan and Melissa Marie Straub Hogan, Co-Trustees, or their successor trustees in interest as they may appear, of The Kevin and Melissa Hogan Living Trust, u/a dated February 25, 2025, and any amendments thereto,** hereinafter Grantee, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of 3514 Hillsdale Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No 20141212-0114129, revised in Instrument No. 20151105-0112895, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A" to the aforementioned revised Declaration, and being located upon Lot No. 8 on the Plan of Wrenwood

of record in Plat Book 1130, Page 55, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin Hogan, unmarried and Melissa Straub, unmarried, as Joint Tenants with Right of Survivorship, by Warranty Deed from Molly Hassett NKA Molly Blanton and Michael Carter Blanton, wife and husband, dated April 12, 2018, and recorded April 13, 2018, of record in Instrument 20180413-0034952, Office of the Register of Deeds of Davidson County, Tennessee.

Kevin Hogan and Kevin Thomas Hogan being one and the same person.

Melissa Straub and Melissa Marie Straub Hogan being one and the same person

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantors to themselves as Co-Trustees of their revocable living trust.

This is improved property known as 3516 Hillsdale Avenue, Nashville, TN 37205

Witness my hand this 25th day of February, 2025

Kevin Hogan

Melissa Straub, NKA Melissa Marie Straub Hogan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Kevin Hogan and Melissa Straub, NKA Melissa Marie Straub Hogan**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 25th day of February, 2025

Notary Public

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 9/07/26