Karen Johnson
Batch # 1244011
03/06/2025 01 15 08 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250306-0016994

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 THOMAS L. HANKS, AFFIANT Subscribed and sworn to before me, this 6th day of March 2025. Hannah Benson NOTARY PUBLIC My Commission Expires: 11/8/28

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:**
THOMAS L. HANKS AND DEANNA HANKS 1812 LILLIAN STREET, NASHVILLE, TN 37206	New Owner	Map and Parcel No.: 083 14 0 271.00

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, we, Thomas L. Hanks and Deanna Hanks, as Co-Trustees ("Trustee") of the Hanks Joint Revocable Trust, created February 28, 2024, (the "Trust") do hereby quitclaim, transfer and convey unto Thomas L. Hanks and Deanna Hanks, husband and wife, as tenants by the entirety, their successors and assigns, all of the Trust's right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified and more particularly described below.

This is improved property known as 1812 Lillian Street, Nashville, TN 37206, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Edgefield Land Co's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson

County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas L. Hanks and Deanna Hanks, Co-Trustees of the Hanks Joint Revocable Trust, created February 28, 2024, from Thomas L. Hanks and Deanna Hanks, husband and wife, by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20240516-0036124.

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, Trustee has executed this instrument on this the 6th day of March 2025.

Thomas L. Hanks, Co-Trustee
of the Hanks Joint Revocable Trust,
created February 28, 2024

Deanna Hanks, Co-Trustee
of the Hanks Joint Revocable Trust,
created February 28, 2024

STATE OF TENNESSEE)

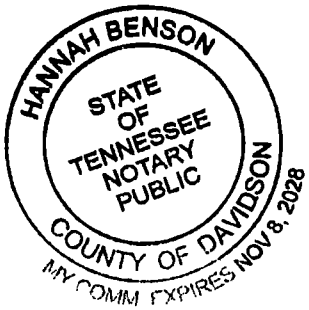
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Thomas L. Hanks, Co-Trustee of the Hanks Joint Revocable Trust, created February 28, 2024**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of March 2025.

Hannah Benson
Notary Public

My Commission Expires: 11/8/28



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 **Deanna Hanks, Co-Trustee of the Hanks Joint Revocable Trust, created February 28, 2024**, 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 6th day of March 2025.

Hannah Benson
Notary Public

My Commission Expires: 11/8/28

