THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed

Karen Johnson
Batch # 1248079
03/19/2025 12 19 51 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250319-0019756

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 17 day of March, 2025.

Notary Public

My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Samuel G. Hoogland and Marion H. Hoogland 5105 Nevada Ave Nashville, TN 37209	New Owner	Map and Parcel No.: 091-15-0-385.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Samuel Gibbes Hoogland,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Samuel Gibbes Hoogland and Marion H. Hoogland, husband and wife,** their heirs and assigns, all of his interest in the following land:

Land in Davidson County, Tennessee and being a part of Block No. 16 on the plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Block No. 16 fronts 40 feet on the southerly side of Nevada Avenue formerly 3rd Avenue and runs back between parallel lines, parallel with 120 feet west of the westerly margin of 51st Avenue, North, 150 feet to an alley.

Being the same property conveyed to Samuel Gibbes Hoogland by Warranty Deed from Steven H. Ludham, as to a 25% undivided interest, and Sara R. Ludham, as to a 75% undivided interest, as tenants in common, dated November 17, 2023 and recorded on November 20, 2023 in Instrument No. 20231120-0090082, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **5105 Nevada Ave, Nashville, TN 37209.**

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of March, 2025.

Samuel Gibbes Hoogland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Samuel Gibbes Hoogland**, 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, at Office, this 17 day of March, 2025.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028