Karen Johnson Davidson County
Batch # 1258284 DEEDQC
04/14/2025 08 31 24 AM 4 pgs
Fees $22 00 Taxes $0 00
20250414-0027683

Instrument prepared and when recorded return to
John Hanna and
Silvana Hanna, Trustees
1938 Kleck Rd.
Paso Robles, CA 93446

Address of New Owner
John Hanna and
Silvana Hanna, Trustees
1938 Kleck Rd.
Paso Robles, CA 93446

Mail Tax Statement to
John Hanna and
Silvana Hanna, Trustees
1938 Kleck Rd
Paso Robles, CA 93446

TAX PARCEL ID NUMBER:

135-10-0C-094-00

QUITCLAIM DEED

The undersigned grantor declares. $0 Documentary Transfer Tax Due
This Conveyance is a transfer of real estate to a Living Trust.

FOR A VALUABLE CONSIDERATION of Zero dollars ($0 00), receipt of which is hereby acknowledged, **John F. Hanna and Silvana F. Hanna, husband and wife**, do hereby remise, release and forever quitclaim and convey unto the **JS Hanna Family Trust, UTD** January 28, 2025 **John Hanna and Silvana Hanna, trustees**, all right, title, and interest that Grantor has in the following described real property located in Davidson County, State of Tennessee, legally described as: JFH SFH

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Final Plat of Section Four, Ransom Park of record in Plat at Instrument No. 20040323-0032419, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Property commonly known as 3120 Deercreek Trail South, Nashville, TN 37217, for informational purposes only.

Being the same property conveyed to John F Hanna and Silvana F Hanna, husband and wife by Warranty Deed from JWM Investments, LLC a Tennessee Limited Liability Company of record in Instrument #. 20220523-0059826, recorded 05/23/2022, Register's office for Davidson County, Tennessee, dated May 20th, 2022 and recorded on May 23rd, 2022

Property Address. 3120 Deercreek Trail South, Nashville, Tennessee 37217.

Date 03/24, ~~2024~~ 2025 JFH SFH

John F. Hanna

Date 03/24, ~~2024~~ 2025 SFH

Silvana F. Hanna

A Notary Public or other official completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA

COUNTY OF SAN LUIS OBISPO

On 3.24.25, 2024 before me, TERESA L. TURNER a Notary Public personally appeared John F Hanna and Silvana F. Hanna, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Notary Public

TERESA L TURNER
Notary Public - California
San Luis Obispo County
Commission # 2381976
My Comm Expires Nov 6 2025

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ Zero

Affiant

Subscribed and sworn before me, this _____ day of _____, 20___

Notary

SEE ATTACHED

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Luis Obispo } SS.

Subscribed and sworn to (or affirmed) before me on this 07 day of April, 2025 by

John F Hanna, proved to me on the basis of satisfactory evidence

to be the person(s) who appeared before me.

NICOLE PAYNE
COMM # 2423390
NOTARY PUBLIC CALIFORNIA
SAN LUIS OBISPO COUNTY
MY COMM EXP OCT 25, 2026

NOTARY SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER _____ TITLE(S)
- ☐ PARTNER(S)
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER _____

DESCRIPTION OF ATTACHED DOCUMENT

Register of Deeds
TITLE OR TYPE OF DOCUMENT

4 pages w/ attachment
NUMBER OF PAGES

April 07, 2025
DATE OF DOCUMENT

OTHER

ABSENT SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT OF SIGNER

Top of thumbprint here

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