Karen Johnson Davidson County
Batch# 1262894 DEEDQC
04/22/2025 08:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250422-0030469

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

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

Affiant

Subscribed and sworn to before me, this 21st day of April, 2025.

Notary Public

My commission expires: 9-19-2028

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, STE 130B
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Henry David Langhans, Jr.	**First Bank**	**11814012000**
308 Hardison Dr	**722 Columbia Ave**	
Franklin, TN 37064	**Franklin, TN 37064**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Hermes Assets, LLC, a Tennessee limited liability company,** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Henry David Langhans, Jr.** , herein called "GRANTEE(S)", their successors, heirs and assigns all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Lot No. 46, Map of Longview Manor, Section One and Two, of record in Book 1424, Page 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Hermes Assets, LLC, a Tennessee limited liability company, by Quitclaim Deed from Henry David Langhans, Jr, dated October 8, 2024, of record in Instrument No. 20241008-0078204, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: 3548 Crestridge Drive, Nashville TN 37204.

WITNESS my/our hand(s) this 17th day of April, 2025.

Hermes Assets, LLC
By: Henry David Langhans, Jr
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Henry David Langhans, Jr** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the member of **Hermes Assets, LLC** and that he is authorized by **Hermes Assets, LLC** to execute this instrument on its behalf.

Witness my hand, at office, this 17th day of April, 2025.

Notary Public

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/17/2025 (date of document).

Affiant Signature

4/21/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21 day of April 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

