Karen Johnson
Batch # 1295410
07/09/2025 11 01 17 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250709-0053952

QUITCLAIM DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Alyssa Gangeri **2209 Westview Drive** **Nashville, Tennessee 37212**	**Map 104-10-0D** **Parcel 008.00 CO**	**Same as Owner**
This instrument prepared based upon information provided by the parties without a title search by: Rachel M. Thomas, Esq. 1818 20th Avenue South, Suite 300, Nashville, Tennessee 37212		

The actual consideration or value, whichever is greater, for this transfer is $0.00, in accordance with the conditions of the Final Decree of Divorce entered by the Third Circuit Court of Davidson County, Tennessee. This conveyance is exempt from transfer tax pursuant to T.C A. §67-4-409(a)(1)(C)(v)

Alyssa Gangeri

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me, this the 8th day of July, 2025

KRISTY RYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires 11/2/26

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), in accordance with the conditions of the Final Decree of Divorce entered by the Third Circuit Court of Davidson County, Tennessee, **JONATHAN HOO**, by these presents, does hereby quitclaim and convey unto **ALYSSA GANGERI, unmarried**, her heirs and assigns, any and all of his marital ownership right, title and interest in and to the following described land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Condominium 8B as shown on Exhibit D to the Master Deed for Westview Park Condominiums, of record in Book 6522, Page 493, and amended in Instrument No. 20110614-0045523 and Scrivener's Affidavit recorded in Instrument No. 20120224-0016299, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Alyssa Gangeri, a married woman, by Susan Stone Overholser and husband, Knowles Arthur Overholser by Warranty Deed recorded on November 4, 2024, in Instrument Number 20241104-0085415, in the Register of Deeds Office of Davidson County, Tennessee. Alyssa Gangeri and Jonathan Hoo having since divorced. Jonathan Hoo executes this Quitclaim Deed in accordance with the terms of the Marital Dissolution Agreement filed on May 16, 2025, in Davidson County Third Circuit Court under Docket No. 25D-350.

Conveyance of the above-described property is subject to the following. 1) The Plan of record as shown on Exhibit "D" to the Master Deed of record in Book 6522, Page 493, Register's Office for Davidson County, Tennessee. 2) All matters as shown on the Plan of record in Plat Book 6250, Page 388, said Register's Office. 3) Declaration of Covenants, Conditions and Restrictions for Westview Park Homeowners Association, of record in Book 6271, Page 385, as amended in Book 7046, Page 560, Register's Office for Davidson County, Tennessee. 4) Master Deed of Westview Park Homeowners Association, of record in Book 6522, Page 493, as amended in Instrument No. 20110614-0045523, as corrected in Instrument No 20120224-016299, Register's Office for Davidson County, Tennessee. 5) Deed of Conveyance by Metropolitan Government of Nashville Department of Water & Sewage Services, Inc. of record in Book 6303, Page 646, and Book 6303, Page 565, Register's Office for Davidson County, Tennessee. 6) Agreement to Maintain of record in Book 6099, Page 925, said Register's Office. 7) Taxes for the current year prorated and paid by the Grantor and the Grantee assumes any subsequent years not yet due and payable

This is improved property known as:
2209 Westview Drive, Nashville, Tennessee 37212.

Legal description obtained from prior deed.
This conveyance is subject to any and all existing easements and encumbrances of record.

IN WITNESS WHEREOF, Jonathan Hoo has caused this Quitclaim Deed to be executed on this the 30 day of June, 2025

Jonathan Hoo

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jonathan Hoo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed this instrument for the purposes herein contained.



Witness my hand and seal on this the 30 day of June, 2025.

Olga Lopez
NOTARY PUBLIC

My Commission Expires: 4/4/2028

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO INDEPENDENT TITLE EXAMINATION WAS CONDUCTED BY PREPARER. THE LEGAL DESCRIPTIONS HEREIN ARE TAKEN FROM THE PRIOR INSTRUMENTS OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.