Karen Johnson Davidson County
Batch# 1304171 DEEDQC
07/31/2025 01:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250731-0060774

PREPARED BY:
Elaheh Z. Wiles, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, July 31, 2025.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-10-2027

New Owner Address:
VanHook Family Trust
4500A Illinois Avenue
Nashville, TN 37209

Send Tax Bills To:
Same

Map-Parcel Number:
091 12 0Q 001.00

QUITCLAIM DEED

Joseph VanHook and Meghan VanHook, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **VanHook Family Trust**, dated July 31, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 31, 2025**.

Joseph VanHook

Meghan VanHook

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Joseph VanHook and Meghan VanHook**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 31, 2025.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2027

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 4500A as shown on Exhibit 'B' of the Declaration of Covenants, Conditions and Restrictions of 4500 Illinois Avenue Townhomes, as of record in Instrument No. 20160727-0077115 and amended by Scrivener's Affidavit in Instrument No. 20160727-0077325, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Joseph VanHook and Meghan VanHook, husband and wife, from Meghan Sipe Breed, an unmarried woman and William Constable Breed, IV, and Laura S. Breed, husband and wife, by deed of record in Instrument No. 20240220-0011418, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 4500A Illinois Avenue, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 July 31, 2025.

EZWiles
Affiant Signature

7/31/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 31, 2025.

Courtney M Hall
Notary Public

My Commission Expires: 09-19-2027

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027