This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 1314783 DEEDQC
08/26/2025 11:20:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250826-0068200

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Mark Alan Hansen 7277 Charlotte Pike, #301 Nashville, Tennessee 37209	Mark Alan Hansen 7277 Charlotte Pike, #301 Nashville, Tennessee 37209	114 08 0C 152.00

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JAMES R. HANSEN**, a married man (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **MARK ALAN HANSEN** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2025 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21st day of August, 2025.

GRANTOR:

JAMES R. HANSEN

STATE OF North Dakota)
COUNTY OF Grand Forks)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared JAMES R. HANSEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of August, 2025.

NOTARY PUBLIC

My Commission Expires:
7-11-2026

TAREK HOWARD
My Commission Expires
Notary
Public
07-11-2026
State of North Dakota

STATE OF North Dakota
COUNTY OF Grand Forks

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 21ST day of August, 2025.

Affiant

Notary Public

My Commission Expires: 7-11-2026

TAREK HOWARD
My Commission Expires
Notary
Public
07-11-2026
State of North Dakota

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee being Unit 148 of West Park, Phase 3, of record in Instrument No. 20060202-0012968, as further set out in the Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association of record in Instrument No. 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park of record in Instrument No. 20041221-0151636, further amended in Instrument No. 20050222-0018812 and as amended by Second Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-laws for West Park of record in Instrument No. 20060202-0013378, in the Register's Office for Davidson County, Tennessee.

Being he same property conveyed to James R. Hansen, a married man, by Warranty Deed from Edward Paul Lawton, married, dated July 19, 2023, recorded as Instrument No. 20230720-0055992, Register's Office for Davidson County, Tennessee.

Address of Property: 7277 Charlotte Pike, #301, Nashville, Tennessee 37209

Tax Parcel Id: 114 08 0C 152.00

TRUE COPY CERTIFICATION

I, Carole M. Maxson, 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 August 21, 2025 (date of document).

Carole M. Maxson

August 26, 2025

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On August 26, 2025, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 10.21.28

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-21-2028