Karen Johnson
Batch # 1333151
10/10/2025 11 58 42 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251010-0081191

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 KARL E. HACKENBRACK, AFFIANT Subscribed and sworn to before me, this 3 day of October 2025. Hannah Benson NOTARY PUBLIC My Commission Expires: NOV 8, 2028

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOV 8, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
KARL E. HACKENBRACK, TRUSTEE 1636 S. Observatory Drive Nashville, TN 37215	New Owner	Map and Parcel No.: 117-15-0-113.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **Karl E. Hackenbrack and wife, Christina Hackenbrack**, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto **Karl E. Hackenbrack, Trustee of the Hackenbrack Joint Revocable Trust, dated September 29, 2025**, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below

This is improved property known as 1636 S. Observatory Drive, Nashville, TN 37215, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 46, on the Plan of Map of Section 1, Green Hills Subdivision, of record in Plat Book 547, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Karl E. Hackenbrack and wife, Christina Hackenbrack, from Hammond & Brandt Builders, L.L.C., a Tennessee limited liability company, successor in interest to Hammond & Brandt Builders, by Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20040226-0021986.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 6 day of October 2025.

Karl E. Hackenbrack, Grantor

Christina Hackenbrack, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Karl E. Hackenbrack**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of October, 2025.

Hannah Benson
Notary Public

My Commission Expires: NOV 8, 2028

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOV 8, 2028

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Christina Hackenbrack**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of OCTOBER, 2025.

Jessica Ann Clegg
Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027