Karen Johnson Davidson County
Batch# 1342075 DEEDQC
11/04/2025 02:51:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251104-0087989

File No: TN-2509-033636-RF

After Recording, Send to:
Shawn M. Hanson
828 Lemont Dr.
Nashville, TN 37216

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Shawn M. Hanson, 828 Lemont Dr., Nashville, TN 37216

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 051 14 0 060.00

QUITCLAIM DEED

Hanson & Associates, PC, ("Grantor"), whose mailing address is 828 lemont Drive Nashville for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Shawn M. Hanson,** a single woman, ("Grantee"), whose tax mailing address is **828 Lemont Dr., Nashville, TN 37216,** with quitclaim covenants, its interest in the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Gra-Mar Acres, Section Five of record in Book 2330, Page 19, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being that property conveyed from Christopher N. Curtis and The Estate of Ronnie Wayne Turner to Hanson & Associates, PC by Warranty Deed recorded April 3, 2023 as Instrument Number 20230403-0024078 in the Official County Records.

APN: 051 14 0 060.00

Property Address is: 828 Lemont Dr., Nashville, TN 37216

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on OCTOBER 23, , 2025 :

Hanson & Associates, PC

By: Shawn M Hanson

Name: **Shawn M. Hanson**

Its: President

STATE OF HAWAII
COUNTY OF MAUI

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Shawn M. Hanson** as President on behalf of **Hanson & Associates, PC**, personally known to me or has produced A VS PASSPORT as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23RD day of OCTOBER, 2025 .

J. KELLY S. MAGUIRE NOTARY No. 06-669 PUBLIC STATE OF HAWAII

J. Kelly S. Maguire
Notary Public

J. KELLY S. MAGUIRE
My Commission Expires October 29, 2026

Doc. Date: 10/23/2025 # Pages: 4
J. Kelly S. Maguire Second Circuit
Doc. Description
QUIT CLAIM DEED
J. Kelly S. Maguire 10/23/2025
Notary Signature Date
NOTARY CERTIFICATION

J. KELLY S. MAGUIRE NOTARY No. 06-669 PUBLIC STATE OF HAWAII

STATE OF California
COUNTY OF Orange

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00 .

Affiant

Subscribed and sworn to before me on this the 4th day of November, 2025.

A. Serna
Notary Public

My Commission Expires: Oct 4. 2026

SEAL

ABIGAIL SERNA
COMM. # 2419407
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 4, 2026

Tennessee Certification of Electronic Document

I, **Maribel Shmuel** 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 10/23/25 (date of document).

Affiant Signature

11/04/25
Date

State of California

County of Orange

Sworn to and subscribed before me this 4TH day of NOVEMBER, 2025.



Notary's Signature

MY COMMISSION EXPIRES: Oct 4, 2026

NOTARY'S SEAL