THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, Tennessee 37215

No title search was performed in preparation of this Quitclaim Deed.

Karen Johnson Davidson County
Batch # 1365059 DEEDQC
01/05/2026 11:06:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260105-0000253

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is exempt per T.C.A. Sec. 67-4-409(a)(3)(E).

Affiant

Subscribed and sworn to before me, this 31st day of December, 2025.

Notary Public

My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert C. Hannon 601 Madison St, Unit 203 Nashville, TN 37208	New Owner	082-13-0K-203.00-CO

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled *Robert Caperton Hannon vs. Ivey Lloyd Hannon, No.25D1650*, Circuit Court for Davidson County, Tennessee and not yet final. **Ivey L. Hannon, married** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey to **Robert C. Hannon, married**, his heirs and assigns, all of the rights, title and interest, including but not limited to any and all marital rights or interest, in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 203 of The Elliott School Condominiums, as shown on the Plat of record on Exhibit C to the Master Deed of The Elliott School Condominiums, of record in Instrument No. 20210603-0074528, in the Register's Office for Davidson County, to which plan reference is hereby made, together with all rights and obligations appurtenant thereto as set forth in said Master Deed.

Being the same property conveyed to Robert C. Hannon and Ivey L. Hannon, husband and wife, by Warranty Deed from Aaron Spalding, an unmarried man, of record in Instrument No. 20250602-0043169, in the Register's Office for Davidson County, Tennessee, dated May 23, 2025 and recorded on June 2, 2025. Ivey L. Hannon is one and the same as Ivey Lloyd Hannon, and Robert C. Hannon is one and the same as Robert Caperton Hannon, as referenced herein. The divorce proceedings referenced herein are not yet finalized, but the parties have agreed to this conveyance.
This is improved property known as: 601 Madison Street, Unit 203, Nashville, TN 37208.

Grantor covenants that she is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same may be encumbered by any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2025.

Ivey L. Hannon

STATE OF New Mexico)
COUNTY OF Santa Fe)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Ivey L. Hannon, the bargainor, 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 30th day of December, 2025.

APRIL NOCHE
Notary Public
State of New Mexico
Comm. # 2005716
My Comm. Exp. Mar 11, 2029

Notary Public

My Commission Expires: March 11, 2029