Karen Johnson Davidson County
Batch# 1380780 DEEDQC
02/13/2026 02:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260213-0011808

This instrument prepared by:
Heritage Title & Escrow Co.
123 Fifth Avenue North
Franklin, Tennessee 37064

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration for this transfer is $0.00.

Affiant

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn before me on this 13 day of February, 2026

Notary Public
My Commission expires: 2-1-27

Address of New Owner:	**Send Tax Bills To:**	**Map-Parcel:**
Sean G. Hanson	Sean G. Hanson	105-09-0-249.00
1112 Bate Avenue	*1112 Bate Avenue*	
Nashville, TN 37204	*Nashville, TN 37204*	

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local tax consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent," or in any capacity other than drafter of this instrument.

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **SEAN G. HANSON, A MARRIED MAN, AND GARY A. HANSON, A MARRIED MAN, as joint tenants with rights of survivorship**("Grantors") does hereby grant, transfer, release, remise and forever quitclaim unto **SEAN G. HANSON, and SARAH HANSON, husband and wife,** ("Grantee"), their heirs, and assigns, forever, all of Grantor's right, title, and

interest in and to a certain tract of land situated in Davidson County, Tennessee, with said tract of land being more particularly described as follows:

Land in Davidson County, Tennessee, being the East part of Lot No. 1 on the W. S. Criddle Subdivision, as of record in Book 57, page 84, Register's Office for said County, per survey of Barge, Waggoner and Sumner, dated June 2, 1969, described as follows:

Beginning on the North margin of Bate Avenue at the common corner of Lots Nos. 1 and 2; thence with said Avenue, North 85 degrees 02 minutes West 26.3 feet; thence Northerly around a curve to the left 38.22 feet to a point in the proposed right of way of 12th Avenue South; thence continuing with the East margin of said right of way, North 2 degrees 34 minutes East 5.4 feet; continuing with said right of way Northerly along a curve radius of 940 feet a distance of 93.24 feet to a point; thence around a curve, Northeasterly 34.23 feet to the south margin of an alley; thence with the alley, South 85 degrees 02 minutes East 40.3 feet to the corner of Lot 1 and 2; thence along the common line of said lots. South 4 degrees 58 minutes West 145 feet to the beginning.

Being the same property conveyed to Sean G. Hanson, an unmarried man, and Gary A. Hanson, a married man, as joint tenants with rights of survivorship, by Warranty Deed from Cabot Baldwin Phillips and Emma Meshell, husband and wife, dated July 26th, 2021, and recorded in Instrument No. 20210729-0102074, on July 29, 2021, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 1112 Bate Avenue, Nashville, TN 37204.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 13 day of February, 2026.

GRANTOR:

SEAN G. HANSON

GARY A. HANSON

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **SEAN G. HANSON AND GARY A. HANSON**, with whom I am personally acquainted (or upon sufficient evidence provided), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 13 day of February, 2026

My Commission Expires:
2-1-27.

Notary Public



Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 2-13-26 (date of document).

Affiant Signature

2-13-26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2026

NOTARY'S SEAL

SANDY McCOLLUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY