Karen Johnson Davidson County
Batch# 1403424 DEEDQC
04/08/2026 01:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260408-0028453

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This conveyance is exempt from conveyance tax Pursuant to Tenn. Code Ann. 67-4-409 et seq. Affiant Sworn to and subscribed before me this April 2, 2026. Notary Public Comm Exp: 6-05-2029

PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
WILLIAM NAGEL HANCE and MARY MORTON HANCE, Trustees		
HANCE FAMILY TRUST dated April 2, 2026	SAME AS NEW OWNER	104-9-92
3600 Richland Avenue		
Nashville, Tennessee 37205		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, WILLIAM N. HANCE and MARY M. HANCE, as tenant in common owners,(Grantors), do hereby quitclaim, transfer, release, and convey any and all of our right, title and interest, in and to that certain real estate located in Davidson County, Tennessee, to WILLIAM NAGEL HANCE and MARY MORTON HANCE, Trustees of the HANCE FAMILY TRUST dated April 2, 2026 (Grantees), and any amendments thereto, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 123 of Block 6, on the Plan of the Richland Realty Company's First Subdivision, Division "A" as of record in Book No. 161, page 151, Register's Office for said County.

Said plan shows said property divided into Blocks, but does not show Subdivision of the Blocks into small lots.

According to a printed copy of an unregistered plan subdividing said Blocks into small lots, said Lot 123 fronts 65 feet on the northerly side of Richland Avenue, and runs back between parallel lines, with the westerly margin of Bowling Street192.5 feet to an alley.

Being the same property conveyed to WILLIAM N. HANCE and MARY M. HANCE, by WILLIAM N. HANCE, and wife, MARY M. HANCE, by Quitclaim Deed of record in Instrument Number 20030916-0135708, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all limitations, restrictions and encumbrances which may affect the property.

The legal description is taken from the prior deed of record.

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

The improved property is known as 3600 Richland Avenue, Nashville, TN 37205.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on April 2, 2026.

WILLIAM N. HANCE

MARY M. HANCE

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 WILLIAM N. HANCE and MARY M. HANCE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

PARKER T. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

WITNESS my hand and official seal at Brentwood, Tennessee, this April 2, 2026.

NOTARY PUBLIC

My Commission Expires: 06-05-2029

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 April 2, 2026

4/2/26

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 2nd day of April, 2026.

Notary Public

My Commission Expires: _____

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028