Karen Johnson Davidson County
Batch# 1440901 DEEDQC
07/01/2026 12:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260701-0059467

NEW OWNER:

Hanson & Associates, P.C.
1607 Riverside Dr
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

Map & Parcel:
072 15 0 211.00

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **RIDGECREST HILL, LLC,** hereinafter called the Grantor, has quitclaimed to **HANSON & ASSOCIATES, P.C.,** hereinafter called the Grantees, all of its interest in and to their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 35, as shown on the map entitled Riverside Drive Subdivision, of record in Book 974, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Ridgecrest Hill, LLC, by Warranty Deed from Hazel B. Slush, an unmarried woman, dated June 18, 2024, of record as Instrument 20240621-0046605, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **1607 Riverside Drive, Nashville, TN 37216.**

WITNESS SIGNATURE(S) this 26th day of June 2026.

RIDGECREST HILL, LLC:

Shawn Hanson President

SHAWN HANSON, President of Hanson & Associates, P.C., Sole Member

STATE OF Hawaii
COUNTY OF Hawaii

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **RIDGECREST HILL, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Shawn Hanson is the President of Hanson & Associates, P. C.,** which is the sole member of RIDGECREST HILL, LLC, the within-named bargainor, and as such authorized officer. being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 26 day of June, 2026.

Stephanie Leau
Notary Public

My commission expires: Aug 15, 2029

STEPHANIE LEAU NOTARY PUBLIC Comm. No. 21-101 STATE OF HAWAII

****

The actual consideration or value, whichever is greater, for this transfer is $ 0.00

Shawn Hanson
Affiant

Sworn to and subscribed to before me, this the 26 day of June, 2026.

Stephanie Leau
Notary Public

My commission expires: Aug 15, 2029

STEPHANIE LEAU NOTARY PUBLIC Comm. No. 21-101 STATE OF HAWAII

HAWAII ALL-PURPOSE ACKNOWLEDGMENT
H.R.S 502-41(6)

State of Hawaii
County of Hawaii } ss.

On this 26 day of June, 20 26, in the Third Circuit Court, State of Hawaii,
Day *Month* *Year* *Name of Circuit*

before me personally appeared Shawn Hanson (,) (and LS
Name of Signer 1

_____(,) to me personally known or proved
Name of Signer 2 (if any)

to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument identified or described as Quitclaim Deed as the free act and deed of such person(s),
Type of Document

and if applicable, in the capacity shown having been duly authorized to execute such instrument in such capacity. The foregoing instrument is dated 6/26/2026 and
Date of Document

contained 2 pages at the time of this acknowledgment/certification.
No. of Pages

STEPHANIE LEAU
NOTARY PUBLIC
Comm. No. 21-101
STATE OF HAWAII

Stephanie Leau
Printed Name of Notary Public

Notary Public — STATE OF HAWAII

My commission expires: Aug 15, 2029

Stephanie Leau
Signature of Notary Public

Place Notary Seal or Stamp Above

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Certificate of Authenticity

I, Morgan O'Neill, do hereby make oath that I am 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 6-26-26.

Affiant Signature

6-26-24
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 26 day of June, 2026

Notary Signature
My commission expires: 7-27-2026

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY