Karen Johnson Davidson County
Batch# 1452177 DEEDQC
07/28/2026 11:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260728-0068598

PREPARED BY:

Elaheh Z. Wiles, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Kenneth N. Hancock

AFFIANT

Subscribed and sworn to before me on this day, July 28, 2026.

Hannah Jones

Notary Public

My Commission Expires:

HANNAH JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
KS Hancock Family Trust
30 Washington Park
Nashville, TN 37025

Send Tax Bills To:
Same

Map-Parcel Number:
116 08 0B 030.00

QUITCLAIM DEED

Kenneth N. Hancock and wife, Sherrie F. Hancock (a/k/a Sherrie Lynne Farmer Hancock) (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **KS Hancock Family Trust**, dated July 28, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 28, 2026**.

Kenneth N. Hancock

Sherrie F. Hancock

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Kenneth N. Hancock and Sherrie F. Hancock**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 28, 2026.

Notary Public

My Commission Expires: _____

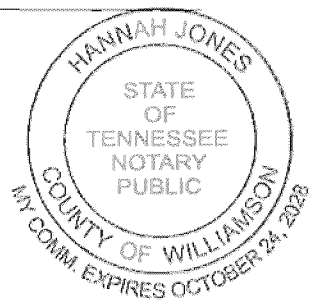


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 30 on the Revision No. 2 of Sugartree Phase 2 of record in Book 4860, pages 79 and 80, and amended in Book 4927, page 143, and in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5191, page 412, Book 5169 page 426, Book 5222, page 468 and Book 5238, page 93, Register's Office for said County, to which Plan and Amendments reference is made for a complete description.

Being the same property conveyed to Kenneth N. Hancock and wife, Sherrie F. Hancock, from A. Keith Summar and Marshall L. Summar by deed of record in Instrument No. 20150706-0065212, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all such limitations, restrictions and encumbrances as may affect the premises including, but not limited to, 1) The Plan, with Owner's Certificate, of record in Book 4860, pages 79 and 80 and amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121; page 89, Book 5191, page 412, Book 5169, page 426, Book 5222, page 468, Book 5238, page 93, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is made for a complete description; and 2) The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5125, page 401, Book 474, page 463, Book 5514, page 138, Book 5691, page 61, Book 11758, page 456, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 30 Washington Park, Nashville, TN 37025.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 July 28, 2026.

E Z Wiles

Affiant Signature

7/28/26

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 28, 2026.

Hannah Jones

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028