| Davidson County | DEEDQC |
|---|---|
| Recvd: 07/21/14 11:51 | 3 pgs |
| Fees:17.00 Taxes:0.00 | |
| 20140721-0064427 | |

THIS INSTRUMENT PREPARED BY:
**Lakeside Title & Escrow, LLC**
**854 Wren Rd**
**Goodlettsville, TN 37072**

**QUITCLAIM DEED**

| Address New Owner: | Send Tax Bills To: | Map and Parcel: |
|---|---|---|
| John Michael Hardin and Joan Lou Hardin | John Michael Hardin and Joan Lou Hardin | 142020/7700 |
| 7404 Harness Dr. | 7404 Harness Dr. | |
| Nashville TN, 37221 | Nashville TN, 37221 | |
| | | |

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Joni Hardin, n/k/a Joni Batts, married, hereinafter referred to as the "GRANTOR" and John Michael Hardin, a/k/a John M. Hardin, and wife, Joan Lou Hardin, hereinafter referred to as the "GRANTEE":

**WITNESSETH**

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, Joni Hardin, n/k/a Joni Batts, married, has this day quitclaimed unto John Michael Hardin and wife, Joan Lou Hardin, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

BEING Lot No. 222 on the Plan of Cross Timbers, Section 4, as of record in Book ~~4715~~ 4175** Page 54, Register's Office for Davidson County, Tennessee. to which plan reference is hereby made for a more complete and accurate legal description.

**erroneously referred to as Book 4715 in previous deeds

Being the same property conveyed to John Michael Hardin and wife, Joni Hardin by deed from Robert A. Hardin and wife, Jo Ann Hardin, dated 7/1/1998 and filed of record in Book 11009, Page 502, Register's Office for Davidson County, Tennessee.

This deed is being executed to convey any interest Joni Hardin may have acquired in the property by deeds of record in Book 9896, Page 830, Book 9915, Page 271 and Book 1009, Page 502, Register's Office for Davidson County, Tennessee. The grantee in these deeds was intended to be John Michael Hardin and wife, Joan Lou Hardin.

THIS IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR OR HER SPOUSE.

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

In Witness Whereof, the undersigned has hereunto set his hand on this the 16th day of July, 2014.

J. Batts
Joni Hardin n/k/a Joni Batts

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joni Hardin, n/k/a Joni Batts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of July, 2014.

Deborah K. Hines

DEBORAH K. HINES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

See pg. 1 Deborah K. Hines
Notary Public

Commission Expiration My Commission Expires JAN. 9, 2016

I, or we hereby ~~swear~~ or affirm that to the best of the affiants knowledge, information, and belief, the actual consideration for this transfer 0.00.

Affiant

Subscribed and sworn to before me this 16 day of July, 2014.

Notary Public
Commission Expiration
1-26-16

BETH STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

# True Copy Certification

I, Kristian Short, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Rita B Mitchell a notary public for this county and state, Kristian Short who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-5-2016

Notary' Seal (if on paper)

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.