THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Tiago Title, LLC
4700 S. Syracuse Street
Ste #420
Denver, CO 80237
Telephone: 303-488-3330
15-01277

Davidson County DEEDQC
Recvd: 12/23/15 10:08 3 pgs
Fees:17.00 Taxes:0.00
20151223-0129117

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO DOLLARS ($0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John David Hart and Cherokee Hill n/k/a Cherokee Hart**, hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **John David Hart and Cherokee Hart, as Joint Tenants,** owners of 6133 Bradford Hill Drive, Nashville, TN 37211, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson, State of Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Lot No. 503 on the Plan of Bradford Hills, Section Ten, of record in Book 7900, Page 6; amended in Book 7900, Page 495, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John David Hart and Cherokee Hill from Yazdian Construction, Inc., Dated : April 21, 1994, Recorded : May 2, 1994, in the Register's Office of Davidson County, Tennessee, at Book : 9329, Page : 837

Parcel ID : 172-12-B/241.00 CO

Also known by street and number as: **6133 Bradford Hill Drive, Nashville, TN 37211**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Derivation Clause

The instrument constituting the source of the Borrower's interest in the foregoing described property was a **Warranty Deed** recorded **5/2/1994 in Bk 9329 Pg 837.**

WITNESS Grantor's hand this 10th day of December, 2015.

John David Hart

John David Hart

Cherokee Hart

Cherokee Hart

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of December, 2015, before me, the undersigned officer, personally appeared **John David Hart and Cherokee Hart**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

Lura Brady

Notary Public

My Commission expires: 8-27-18

LURA BRADY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affidavit of Value

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

John David Hart

Affiant

Cherokee Hart

Affiant

State of Tennessee
County of Davidson

Subscribed and sworn before me this 10th day of December, 2015.

Lura Brady

Notary Public

My Commission expires: 8-27-18

Address Tax Statements to Grantees:
John David Hart and Cherokee Hart
6133 Bradford Hill Drive, Nashville, TN 37211

LURA BRADY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

I, Maryjane Churchill, 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.

Mary jane Churchill

Signature

State of CO

County of Denver

Personally appeared before me, Julie Cadwell, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE CADWELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024026899
MY COMMISSION EXPIRES SEPT. 15, 2018

Julie Cadwell

Notary's Signature

MY COMMISSION EXPIRES: 9/15/2018.

Notary's Seal (If on paper)