THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **100 BLUEGRASS COMMONS BLVD, SUITE 115** **HENDERSONVILLE, TN 37075** THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.	STATE OF **TENNESSEE** COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**. _____ AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS _____ DAY OF _____, 2017. _____ NOTARY PUBLIC MY COMMISSION EXPIRES: _____

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Gene Marshall Hart, III and Eleni Alfieris Hart (NAME)	Same as new owner (NAME)	160-16-0-024.00
5912 Fireside Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood TN 37027 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hercinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GENE MARSHALL HART, III AND ELENI MARIA ALFIERIS (N/K/A ELENI MARIA ALFIERIS HART),** hereinafter called **"GRANTOR"**, by these presents, does hereby quitclaim and convey unto **GENE MARSHALL HART, III AND ELENI ALFIERIS HART, HUSBAND AND WIFE**, hereinafter called "GRANTEE", his successors, heirs and assigns all of his rights, title and interests in and to 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 No. 246, Hearthstone, Phase 4, as of record in Book 5200, Pages 547 and 548, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Gene Marshall Hart, III, an unmarried man and Eleni Maria Alfieris, an unmarried woman, as tenants in common with the right of survivorship by deed from Tarek Absi and Ghina Absi, husband and wife, dated August 5, 2015 and recorded on August 10, 2015 in Instrument No. 20150810-0079317, Register's Office, Davidson County, Tennessee.

Eleni Maria Alfieris, Eleni Maria Alfieris Hart and Eleni Alfieris Hart being one and the same person.

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 5912 Fireside Drive, Brentwood, TN 37027.

BILL GARRETT, Davidson County
Trans:T20170045655 DEEDQC
Recvd: 05/30/17 14:17 2 pgs
Fees:12.00 Taxes:0.00
20170530-0053479

WITNESS my/our hands this 25 day of May, 2017.

Gene Marshall Hart, III

Eleni Maria Alfieris Hart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gene Marshall Hart, III and Eleni Maria Alfieris Hart**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of May, 2017.

Notary Public

My Commission Expires: 1-9-2018

CLAUDIA VERES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 9, 2018