(1)

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

Subscribed and sworn to before me this 16 day of June, 2017.

NOTARY Public

My Commission Expires: 6-22-2020

RACHAEL R. SAFLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owners as Follows:
Karen E. Hart
5337 Green Valley Ct.
Nashville, TN 37220

Send Tax Bills To:
SAME

Map-Parcel:
160-05-0-026.00

BILL GARRETT, Davidson County
Trans:T20170054453 DEEDQC
Recvd: 06/26/17 12:16 4 pgs
Fees:22.00 Taxes:0.00
20170626-0063994

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Derik J. Hart, an unmarried man,** Grantor, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Karen E. Hart, an unmarried woman and Brock K. Hart, joint tenants with rights of survivorship,** Grantees. Said property conveyed herein is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Oak Hill Estates, Section Two, of record in Plat Book 4460, Pages 36-38, amended in Book 4569, Page 120, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to John K. Hart and wife, Karen E. Hart, by Warranty Deed, from J.B. Downey, Trustee, dated January 10, 1972, of record in Book 4568, Page 789, Register's Office for Davidson County, Tennessee. John K. Hart now being deceased. Said property being further conveyed to Karen E. Hart, unmarried and son, Derik J. Hart, as joint tenants with right of survivorship, not as tenants in common, by Quitclaim Deed, from Karen E. Hart, unmarried, dated May 23, 2003, of record in Instrument No. 20030530-0073235, Register's Office for Davidson County, Tennessee.
>
> This property is known as: **5337 Green Valley Ct., Nashville, TN 37220.**

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.
Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.
This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 1 day of June, 2017.

Derik J. Hart

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Derik J. Hart**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

This the ____day of _____, 2017.

My Commission Expires:_____ _____
Notary Public

170314JM

SEE ATTACHMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 1ST day of JUNE, 2017, by DERIK J. HART,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MARC OHANESSIAN
COMM. #2085004
Notary Public - California
Los Angeles County
My Comm. Expires Oct. 5, 2018

(Seal)

Signature _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES)

On 06/01/2017 before me, MARC OHANESSIAN, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared DERIK J. HART,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/~~they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARC OHANESSIAN
COMM. #2085004
Notary Public - California
Los Angeles County
My Comm. Expires Oct. 5, 2018

NRO1 NRO1

Signature _____ (Seal)