Bill Garrett Davidson County
Batch# 37948 DEEDQC
12/15/2017 04:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171215-0128248

QUITCLAIM DEED

Return to:

CARRINGTON TITLE SERVICES, LLC
6200 TENNYSON PARKWAY, SUITE 110
PLANO TX 75024
FILE NO. 101-10010611

STATE OF Tennessee
COUNTY OF Davidson
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ **$10.00**

Nathan B Hardin
Wanda Hardin
Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 2nd DAY OF December, 20 17.

TONYA CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Tonya Cantrell
Notary Public

MY COMMISON EXPIRES: 9/11/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES C DRENNON III – 999 S. SHADY GROVE RD., SUITE #300, MEMPHIS, TN 38120
NO REPRESENTATION OR OPINION MADE OR RENDERED BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WANDA HARDIN AND NATHAN B. HARDIN	**WANDA HARDIN AND NATHAN B HARDIN**	059 08 0 205.00
3020 CLAYMILLE BLVD. NASHVILLE, TN 37207	**3020 CLAYMILLE BLVD. NASHVILLE, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WANDA HARDIN (FORMERLY KNOWN AS WANDA SANDERS, MARRIED, PRIOR TO HER DIVORCE AND REMARRIAGE)**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **WANDA HARDIN AND NATHAN B. HARDIN, WIFE AND HUSBAND**, AS TENANTS BY THE ENTIRETY, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL OF HER RIGHT, TITLE AND INTEREST 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. 32 OF CLAYMILLE STATION, PHASE III, OF RECORD IN PLAT BOOK 6900, PAGE 648, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING the same property conveyed to the Grantor herein by Warranty Deed of record as Instrument No. 20040413-0041376, as re-recorded as Instrument No. 20040504-0050659, in the Register's Office of Davidson County, Tennessee.
Pursuant to the Final Decree of Divorce entered in the case of Wanda Joyce Sanders v. Jeffery Lynn Sanders, Case No. 05D-2003, Fourth Circuit Court for Davidson County, Tennessee, all right, title and interest of the said Jeffery Lynn Sanders in the aforementioned real estate was divested out of the said Jeffery Lynn Sanders and was vested into the said Wanda Joyce Sanders (the Grantor herein) as her sole and separate property. The said Wanda Hardin, the Grantor herein, is one and the same person as the said Wanda Joyce Sanders. The said Wanda Hardin, the Grantor herein, was married to the said Nathan B. Hardin (being one and the same person as Nathan Barnard Hardin) by the County Clerk of Davidson County, Tennessee on July 6, 2016.

Property known as 3020 CLAYMILLE BLVD., NASHVILLE, TN 37207.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of December, 2017.

Wanda Hardin FKA Wanda Sanders
WANDA HARDIN F/K/A WANDA SANDERS

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Tonya Cantrell of the state and county mentioned, personally appeared **WANDA HARDIN F/K/A WANDA SANDERS** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

TONYA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9/18/2020

Tonya Cantrell
Notary Public
Printed Name: Tonya Cantrell
My Commission Expires: 9/18/2020

True Copy Certification

I, Carroll Owen, 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.

Carroll Owen
Signature

State of TEXAS

County of COLLIN

Personally appeared before me, LISA HANUS a notary public for this county and state, Carroll Owen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa Hanus
Notary's Signature

My Commission Expires: 05-14-2019
Notary' Seal (if on paper)

LISA HANUS
Notary Public, State of Texas
Comm. Expires 05-14-2019
Notary ID 130227422