Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Patrick Hardie and Leigh Ann Hardie **6401 Fischer Court** **Brentwood, TN 37027**	**Map/Parcel** **117 03 0B 155.00**	**Patrick Hardie and Leigh Ann Hardie** **6401 Fischer Court** **Brentwood, TN 37027**
This instrument prepared by: Carter Shelton, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **PATRICK HARDIE** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **PATRICK HARDIE AND LEIGH ANN HARDIE, as tenants by the entireties** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as 2601 Hillsboro Road, Unit J-13, Nashville, Tennessee 37212.

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Affiant

Subscribed and sworn to before me this 15 day of Feb., 2018.

MY COMMISSION EXPIRES: JANUARY 6, 2020

Notary Public

My Commission Expires: 1/6/20

Bill Garrett Davidson County
Batch# 60359 DEEDQC
02/20/2018 01:04:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180220-0015982

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 29th day of ~~February~~ December, 2017.

PATRICK HARDIE

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 **PATRICK HARDIE**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 29th day of December, 2017.

Notary Public

My Commission Expires: March 24, 2020

SARAH MOSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being a certain condominium apartment known as Unit J-13, Parcel No. 155 of the Villager Condominiums, as of record in Book 5200, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Subject to certain conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of the Villager Condominiums, as of record in Book 5434, page 665, and the By-Laws of record in Book 5434, page 708, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick Hardie, an unmarried person, by Deed from Stephen C. Klasson, married and Charles R. Klasson and wife, Mildred H. Klasson, of record in Book 7355, Page 31, Register's Office for Davidson County, Tennessee.