Prepared By: Suzy Tadros
Timios, Inc.

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Phone: (877) 884-6467

After Recording Return To:
RONALD E. HARDING
3117 WINDSOR GREEN DR
ANTIOCH, TN 37013-1044

Bill Garrett Davidson County
Batch# 74587 DEEDQC
03/29/2018 09:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180329-0029258

Send Tax Bills To New Property Owner:
RONALD E. HARDING, JACQUELINE E. HARDING
3117 WINDSOR GREEN DR
ANTIOCH, TN 37013-1044

R#1630313

QUIT CLAIM DEED

PARCEL NUMBER: 150 04 0 030.00

THIS INDENTURE, made this 20TH day of MARCH, 20 18, by and between RONALD E. HARDING, WHO ACQUIRED TITLE AS RONNIE E. HARDING, JACQUELINE E. HARDING,AND TOMMIE C. SWEENEY, who passed away on 09/22/2007, AS JOINT TENANTS WITHTHE RIGHT OF SURVIVORSHIP party or parties of the first part, hereinafter collectively referred to as GRANTOR, and RONALD E. HARDING AND JACQUELINE E. HARDING, HUSBAND AND WIFE, AS JOINT TENANTS as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of ZERO Dollars ($0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

THE FOLLOWING DESCRIBED TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 529, ON THE PLAT OF KENSINGTON OF PRIEST LAKE, SECTION ONE-B, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 150, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. FOR INFORMATIONAL PURPOSES ONLY PROPERTY ADDRESS AS FOLLOWS: 3117 WINDSOR GREEN DRIVE, ANITOCH, TN 37013 APN: 15004003000 BEING THE SAME PROPERTY CONVEYED TO RONNIE E. HARDING, JACQUELINE E. HARDING, AND TOMMIE C. SWEENEY, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM TOMMIE C. SWEENEY, AN UNMARRIED PERSON RECORDED 06/18/2007 IN DEED BOOK 20070618 PAGE 0072531, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Witness 1

Ronald E. Harding
RONALD E. HARDING

Witness 2

Jacqueline E. Harding
JACQUELINE E. HARDING

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Ronald E. Harding & Jacqueline E. Harding, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 20th day of March, 2018.

My Commission Expires: Nov. 8, 2021

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant(s)

Ronald L. Hardin

Jacqueline L. Hardin

Sworn to and subscribed before me
this 20th day of March, 2018.

My Commission Expires: Nov. 8, 2021

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8. 2021

True Copy Certification

I, Suzan Tadros, 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.

Signature

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, Kristen A. Martinez, a Notary Public for this county and state, Suzan Tadros who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5.29.21

KRISTEN A. MARTINEZ
Notary Public - California
Los Angeles County
Commission # 2199504
My Comm. Expires May 29, 2021