After Recording Return to:
American Premier

2530 Red Hill Ave, Suite 110
Santa Ana, CA 92705
APLS109550Z

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Bill Garrett Davidson County
Batch# 75083 DEEDQC
04/02/2018 08:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180402-0029824

Map & Parcel:
034-07-0A-066.00

QUITCLAIM DEED

[this is an inner family conveyance adding daughter to title]

New Owner/ Property Being Conveyed
Darlene M. Hoard
Lauren E. Hoard
253 Harbor Village Drive
Madison, TN 37115

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 5 day of March, 2018 between DARLENE M. HOARD, a now divorced woman, residing at 253 Harbor Village Drive, Madison, TN 37115, hereinafter referred to as "**Party of the First Part**" and DARLENE M. HOARD, an unmarried woman and her daughter, LAUREN E. HOARD, an unmarried woman, as joint tenants with rights of survivorship, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

BEING LOT NO. 48 OF THE TOWNHOMES PROPERTY LINE, EXHIBIT ON THE PLAN OF HARBOR VILLAGE, PHASE IV, REVISION I, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS HARBOR VILLAGE DRIVE, AS OF RECORD IN INSTRUMENT NO. 200307230102986, WHICH REVIVES AND AMENDS IN INSTRUMENT NO. 200306110080857, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO DARLENE M. HOARD, A MARRIED PERSON BY DEED FROM NEWMARK HOMES, LP, A TEXAS LIMITED PARTNERSHIP, RECORDED 04/05/2004 AS DOCUMENT NO. 20040405-0037783, IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 253 Harbor Village Drive, Madison, TN 37115
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Darlene M. Hoard
DARLENE M. HOARD

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 5 day of March, 2018, before me personally appeared DARLENE M. HOARD to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC

DEREK TRUELOVE TENNESSEE NOTARY PUBLIC My Comm Exp. April 28, 2020 COUNTY OF WILSON

My Commission Expires: 4.28.20

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.

Darlene M. Hoard
DARLENE M. HOARD

Subscribed and sworn to before me this 5 day of March, 2018.

NOTARY PUBLIC

DEREK TRUELOVE TENNESSEE NOTARY PUBLIC My Comm Exp. April 28, 2020 COUNTY OF WILSON

My Commission Expires: 4.28.20

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Jen Vlieger, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Orange

Personally appeared before me, Patrice Jobin, a notary public for this county and
Notary's Name

state, Jen Vlieger, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: Dec. 29 2020

NOTARY'S SEAL

PATRICE JOBIN
COMM. # 2174218
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. DEC. 29, 2020