Karen Johnson Davidson County
Batch# 208679 DEEDQC
03/22/2019 12:47:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190322-0026249

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

ADDRESS OF NEW OWNER:
Betty B. Hardnett, et al.
1334 Rosedale Avenue
Nashville, TN 37207

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
071 16 0 404.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, and for the purpose of conveying all remainder rights, title and interest in my property while retaining a life estate, I, **BETTY B. HARDNETT,** (a single individual) Grantor, do hereby quitclaim and convey unto my children, **JOHN D. HARDNETT, II, SHERITA HARDNETT-HYDE,** and **JEANIKA D. HARDNETT,** their heirs and assigns, all remainder rights, title and interests in my property, while retaining a life estate in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 2 on the Plan of Joy Gardens, Section II, as of record in Book 3842, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description of said property.
>
> **BEING** the same property conveyed to John D. Hardnett and wife, Betty B. Hardnett, by deed from Buford M. Lee and wife, Doris Meadors Lee, of record in Book 4544, Page 559, Register's Office for said County; **AND** being the same property vesting solely in Betty Jean Brown Hardnett, pursuant to Final Decree of the Sixth Circuit Court for Davidson County, Tennessee of record in Book 5594, Page 891, Register's Office for Davidson County, Tennessee.

This is improved property located at 718 Crockett Street and known as 1334 Rosedale Avenue, Nashville, TN 37207

Betty Jean Brown Hardnett is one and the same person as Betty B. Hardnett

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may

affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand, on this 17th day of March, 2019.

BETTY B. HARDNETT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 17th day of March, 2019, before me personally appeared **BETTY B. HARDNETT,** bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

NOTARY PUBLIC My Commission Expires: 09/07/2021

MONICA D. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 17th day of March, 2019.

NOTARY PUBLIC My Commission Expires: 09/07/2021

MONICA D. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY