QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 215911 DEEDQC
04/10/2019 09:33:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190410-0032546

Y-CP-19-1009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2019..

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW
2012 21ST AVE. S
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jane McPhail	**NEW OWNER**	
(NAME)	(NAME)	**061-07-0A-001.00**
1009 A Calvert St,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY JANE HART AKA MARI JANE HART,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JANE MCPHAIL** hereinafter called the Grantee, her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, Homes at 1009 Calvert, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 1009 Calvert of record in Instrument Number 20170117-0004652, as amended in Instrument No. 20190313-0023074, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Lawrence H. Hart by Warranty deed from Lindsey Hart Manolache of record in Instrument No. 20160121-0006370, as corrected by Scrivener's Affidavit of record in Instrument No. 20160513-0047817 Register's Office for Davidson County, Tennessee, dated July 2, 2013 and recorded on January 21, 2016.

See also, Warranty Deed from Albert D. Parker, Jr. and wife, Marilou Hope Parker to Lawrence Hart and wfie, Mary Jane Hart, filed in Book 10793, page 43. Lawrence Hart then conveyed his individual interest to his daughter, Lindsey H. Manolache, filed in Instrument No. 20130610-0058804 and Lindsey Hart Manolache conveyed this intrest back to Lawrence H. Hart by Warranty Deed in Instrument No. 20160121-0006370.

Said Quitclaim Deed is to transfer Mary Jane Hart's, aka Mari Jane Hart, individual interest in said property to Jane McPhail. Lawrence H. Hart conveyed his individual interest in said property to Jane McPhail by Warranty Deed filed of record in Instrument No 20190401-0029259, Register's Office for Davidson County, Tennessee.

Subject property was never above Grantor's primary or marital residence.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1009 A Calvert St, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 8th day of April, 2019..

Mary Jane Hart aka Mari Jane Hart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY JANE HART aka MARI JANE HART**, the within named 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.

Witness my hand and official seal, this the 8th of April, 2019.

Notary Public
My Commission Expires:
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:

RUDY TITLE & ESCROW
2012 21ST AVE. S
NASHVILLE, TN 37212