Karen Johnson Davidson County
Batch# 299592 DEEDQC
10/11/2019 09:33:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191011-0104350

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Susan Hart
415 Northcrest Dr. #227
Nashville, TN 37211

Send Tax Bills To
Same

Map-Parcel
147 12 0A 227.00

Quitclaim Deed from Spouse to Spouse

Grantor: Russell Hart
Grantee: Susan Hart

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being all of Unit No. 227, Northcrest, Phases One & Two, a horizontal property regime with private elements as described in Exhibit "A", to the Declaration of covenants, conditions and restrictions for Northcrest Commons Homeowners Association, Inc. of record in Instrument No. 20040615-0070835, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said units.

Being the same property conveyed to Russell Hart and Susan Hart, husband and wife, by deed from Saddlebrook, Inc., a Tennessee Corporation, of record Instrument No. 20060217-0019297, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 415 Northcrest Dr. #227, Nashville, TN 37211.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property. Russell Hart and Russell E. Hart are one and same person.

Russell Hart by Susan L Hart POA
Russell Hart, Grantor, by his attorney-in-fact

State of Tennessee
County of Sumner

On October 9, 2019, before me personally appeared Susan L. Hart, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Russell E. Hart, and who acknowledged that she executed the same as attorney-in-fact for Russell E. Hart.

Pati K. Bedwell
Notary Public

My commission expires: 5/23/23

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Susan Hart

Susan Hart, Grantee

Sworn to and subscribed before me on October 9, 2019.

Pati K. Bedwell

Notary Public

My commission expires: 5/23/23

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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.

Chelle Guidry

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Pati Bedwell, a notary public for this county and state, Chelle Guidry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pati K. Bedwell

Notary's Signature
My Commission Expires: 5/23/23

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER