Karen Johnson Davidson County
Batch# 308186 DEEDQC
10/30/2019 10:42:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191030-0111341

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Realty Data Company, 55 South Main Street, Naperville, IL 60540

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Andrew C. Hazard and Ella G. Hazard	Andrew C. Hazard	103 06 0 054.00
110 Rural Avenue	110 Rural Avenue	
Nashville, TN 37209	Nashville, TN 37209	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, ANDREW HAZARD also known as ANDREW C. HAZARD, and ELLA G. HAZARD formerly known as ELLA G. SMITH, now a married couple, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ANDREW C. HAZARD, and ELLA G. HAZARD, a married couple, hereinafter referred to as "Grantee", whose mailing address is: 110 Rural Avenue, Nashville, TN 37209, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Revised Plan of Richland Meadows, as of record in Book 2330, Page 95, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Tax ID No.: 103 06 0 054.00

BEING the same property conveyed to Andrew Hazard, unmarried, and Ella G. Smith, unmarried, by Deed recorded in Instrument No. 20140509-0040019, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 110 Rural Avenue, Nashville, TN 37209.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24 day of October, 2019.

Andrew Hazard
AKA
Andrew C Hazard

ANDREW HAZARD also known as ANDREW C. HAZARD

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ANDREW HAZARD also known as ANDREW C. HAZARD, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s). on this 24 day of October, 2019.

Barbara Q Bond

Notary Public
My Commission expires: 11-8-2022

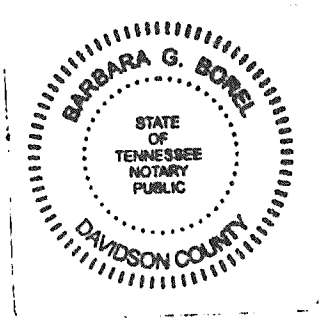
BARBARA Q. BOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ELLA G. HAZARD formerly known as ELLA G. SMITH

STATE OF TENNESSEE (
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ELLA G. HAZARD formerly known as ELLA G. SMITH, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 24 day of October, 2019.

Notary Public
My Commission expires: 11-8-2022



VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10 00 .

Affiant/Grantee

Subscribed and sworn to before me this 24th day of October, 2019.

Notary Public
My Commission expires:

Commonwealth of Pennsylvania - Notary Seal
Derek R. Wilson, Notary Public
Beaver County
My commission expires September 12, 2023
Commission number 1348805
Member, Pennsylvania Association of Notaries

True Copy Certification

I, Melissa L. Allshouse, 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 Pennsylvania

County of Allegheny

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lori A. Calhoun

Melissa L. Allshouse

Notary's Signature

My Commission Expires: 9/2/2022

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Lori A. Calhoun, Notary Public
Allegheny County
My commission expires September 2, 2022
Commission number 1021992
Member, Pennsylvania Association of Notaries