Prepared by:
Tennessee Title Services, LLC
547 N. MT. Juliet Rd, Ste 100
Mt. Juliet, TN 37122
MQ19-0153



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 10th day of January, 2020.

Notary Public
My commission expires: 12/15/21

Address of New Owner:	Send Tax Bills to:	Tax Information:
Martin Hart 1645 Aaronwood Drive Old Hickory, TN 37138	New owner	063-16-0B-036.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Janet L. Christmann, a single person,** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Martin Hart, a single person,** hereinafter the Grantee(s), all the right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 127, on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as shown by plat appearing of record in Plat Book 6900, page 550-552, as corrected by Certifu64257?cate of Correction in Book 7462, page 445 and Amendment to Change Name in Book 8181, page 112, of the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Martin Hart, a single person and Janet L. Christmann, a single person by Warranty deed from Jaclyn Moran, an unmarried woman of record in Instrument No. 20181116-0113074 Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 16, 2018.

This property is **improved** property known as 1645 Aaronwood Drive, Old Hickory, TN 37138.

Karen Johnson Davidson County
Batch# 349165 DEEDQC
01/27/2020 03:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200127-0009747

Witness my hand this 10 day of January, 2020.

Janet L. Christmann

Janet L. Christmann

STATE OF CALIFORNIA)

COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Janet L. Christmann** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 10th day of January, 2020.

SEE ATTACHMENT

Notary Public
My Commission Expires:

(Notary Seal)

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On January 10, 2020 before me, Veronica Pena, Notary
Date *Here Insert Name and Title of the Officer*

personally appeared Janet L. Christmann
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

VERONICA PENA
Notary Public – California
Los Angeles County
Commission # 2181492
My Comm. Expires Feb 14, 2021

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: January 10, 2020 Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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True Copy Certification

I, **Jennifer Pennell**, 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.

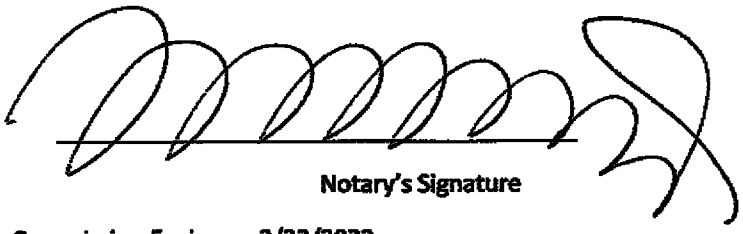


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

