Karen Johnson Davidson County
Batch# 371053 DEEDQC
03/11/2020 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200311-0027335

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATE OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

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

Notary Public

My commission expires: 9/2/21

STATE OF TENNESSEE NOTARY PUBLIC MARK B. LEEDOM COUNTY OF DAVIDSON

QUITCLAIM DEED

Name/Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Regina Williams	**New Owner**	**052080A02000**
1928 Gulf Breeze Place		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, KATHERINE HARDIN, Unmarried, herein called "GRANTOR(S)", by these presents, do hereby quitclaim and convey unto REGINA WILLIAMS, herein called "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 as shown on the map entitles Phase One, Section One, Heron Walk, of record in Book 9700, Page 173, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Katherine Hardin, unmarried, by deed from Kena Renia Dixon, unmarried, dated 9/18/09 of record in Instrument No. 20090930-0090610, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 1928 Gulf Breeze Place, Madison, TN 37115.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

BY WAY OF RECITAL, THE PARTIES HERETO CONFIRM AND ACKNOWLEDGE THAT THEY HAVE NO EQUITY IN SUBJECT PROPERTY.

WITNESS my/our hand(s) this 25th day of February, 2020.

Katherine G. Hardin
KATHERINE HARDIN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Katherine Hardin, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of February, 2020.

Notary Public

My Commission Expires: 3/19/23

KEVIN ZIEK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

