Karen Johnson Davidson County
Batch# 390908 DEEDQC
04/23/2020 03:17:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200423-0042925

This instrument is prepared by:
Please record and return to:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd, Suite 200
Nashville Tennessee 37215

The Actual Consideration or Value, whichever is greater, for this transfer is: $0.00

Affiant: Emily Francine Hart

Subscribed and sworn to before me this 31ST **day of** March, 2020.

DEBORAH L. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public: Deborah L Young

My Commission Expires: 02.22.22

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Emily Francine Hart	Emily Francine Hart	09610017000
2841 Lakeland Drive	2841 Lakeland Drive	
Nashville, TN 37214	Nashville, TN 37214	

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Emily Francine Hart and Lori Buckner,** by these presents hereby transfer and quitclaim and convey unto **Emily Francine Hart** her successors and assigns, all of their rights, title, and interest in and to the described tract of land in **Davidson** County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot 81 on the plan of Twin Lawn Subdivision, of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 81 fronts 88 feet on the southerly side of Lakeland Drive and extends back between lines 168 feet on the westerly side and 193 feet on the easterly side to a broken line in the rear on which it measures 90.1 feet.

Being the same property conveyed to Emily Francine Hart and Lori Buckner, by Deed of Record in Instrument No. 20191022-0108047, dated October 17, 2019 and recorded October 22, 2019, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **2841 Lakeland Drive, Nashville Tennessee 37214**

WITNESS my hand and official seal this 31ST day of March, 2020.

Emily Francine Hart

Emily Francine Hart

Lori Buckner

Lori Buckner

STATE OF TENNESSEE)

COUNTY OF WILSON)

On this 31ST day of March, 2020, before me, the undersigned, a Notary Public, for the State of Tennessee and County aforesaid, personally appeared **Emily Francine Hart and Lori Buckner,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument as the principal, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at FARM BUREAU Office, MT JULIET/WILSON County Tennessee this 31ST day of March, 2020.

Deborah L Young

Notary Public

DEBORAH L. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 02.22.22

True Copy Certification

I, Bobby Taylor, 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.

Bobby Taylor

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Pamela P. Waddey, a notary public for this county and state, Bobby Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pamela P. Waddey

Notary's Signature

My Commission Expires: 8-01-22

Notary Seal (if on paper)

PAMELA P WADDEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY