Prepared by:
Tennessee Title Services, LLC
7000 Executive Center Dr. #290
Brentwood, TN 37027
B20-0283

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant
Subscribed and sworn to before me, this 15
day of May **, 2020.**

LYNDA OSANTE-SIMS
Notary Public - California
Orange County
Commission # 2161739
My Comm. Expires Aug 28, 2020

Notary Public
My commission expires: 8/28/2020

Address of New Owner: **5112 Linbar Drive Nashville, TN 37211**
TO: Robert, Cynthia, & Ryan Hart

Send Tax Bills to: New Owner

Tax Information: **148-02-0-103.00**

Karen Johnson Davidson County
Batch# 417406 DEEDQC
06/17/2020 11:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200617-0063063

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Robert E. Hart Jr. and Cynthia A. Hart, husband and wife** hereinafter the Grantors, by these presents, does hereby quitclaim and convey unto **Robert E. Hart Jr. and Cynthia A. Hart, husband and wife and Ryan Hart, an unmarried man** hereinafter the Grantee, all their 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 Lot No. 9 on the Plan of Resubdivision of Reserve Parcel "A" Century Center Park of record in Plat Book 5200, Page 422, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property."

**

This property is unimproved/improved property known as **5112 Linbar Drive, Nashville, TN 37211**

Witness my hand this 15TH day of MAY, **2020.**

Robert E. Hart Jr.
Robert E. Hart, Jr.

Cynthia A. Hart
Cynthia A. Hart

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ORANGE

** Being the same property conveyed to Robert E. Hart, Jr. & Cynthia A Hart, husband and wife by Warranty Deed from OGR, LLC, a TN. LLC dated March 23, 2020 of record in instrument no. 20200325-0032421, Register's Office for Davidson County TN

CALIFORNIA ALL-PURPOSE 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 Orange)

On May 15, 2020 before me, Lynda Osante Sims, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared ROBERT E. HART, JR. AND CYNTHIA HART
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.

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.

LYNDA OSANTE-SIMS
Notary Public - California
Orange County
Commission # 2161739
My Comm. Expires Aug 28, 2020

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: May 15, 2020 Number of Pages: 1
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

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022