PREPARED BY (AND RETURN TO):
**WILKINS & IVEY**
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (cwi)
Dav. Co. File: Box 8

Karen Johnson Davidson County
Batch# 472740 DEEDQC
09/09/2020 03:18:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200909-0102818

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Kimberly J. Hardin<br>Wesley G. Hardin<br>1713 Ashwood Ave<br>Nashville, TN 37212 | Kimberly J. Hardin<br>Wesley G. Hardin<br>1713 Ashwood Ave<br>Nashville, TN 37212 |

**TAX MAP-PARCEL NUMBERS: 104 16 0 161.00**

# *QUITCLAIM DEED*

**FOR AND IN CONSIDERATION** of love and affection and other good and valuable consideration, the undersigned **Connie Gray Hardin, surviving joint tenant,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey, unto **Kimberly J. Hardin and Wesley G. Hardin, a one-half interest each as tenants in common,** hereinafter called the **Grantee**, Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot "A" as shown on the Plan of the Zone Lot – Part of Lot 162 Belmont Heights, as of record in Book 6200, page 288, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Jenkins Hardin and Connie Gray Hardin, joint tenants with right of survivorship, by Warranty Deed from John Ross and wife, Elizabeth E. Ross, dated June 25, 2004 and recorded June 29, 2004, of record in Inst. No. 20040629-0076837, Register's Office for Davidson County, Tennessee. Mary Jenkins Hardin has since died, leaving Connie Gray Hardin as surviving joint tenant.

This property has never been the residence of Connie Gray Hardin.

**Description Reference:** The description is the same as that used in the prior conveyance.

**This is improved property known as: 1716 B Linden Avenue, Nashville, TN 37212**

**WITNESS THE EXECUTION HEREOF** on 19th of August, 2020.

Connie Gray Hardin
**Connie Gray Hardin**

**State of Tennessee**
**County of** Maury

On 19th day of August, 2020, before me the undersigned authority, personally appeared **Connie Gray Hardin,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 8-22-23

JENNIFER FRANKS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

**State of Tennessee**
**County of** Maury

**AFFIDAVIT**

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-.

Connie M Hardin
Affiant

Sworn and subscribed before me on August 19, 2020.

Notary Public

My Commission Expires: 8-22-23

JENNIFER FRANKS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY