QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 597656 DEEDQC
03/22/2021 02:46:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210322-0037788

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS February 24, 2021

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Linda June Hart as Trustee of Linda June Hart Trust Dated 02/24/2012	Linda June Hart as Trustee of Linda June Hart Trust Dated 02/24/2012	118-02-0-270.00
(Name) 834 Kirkwood Ave Nashville, TN 37204	834 Kirkwood Ave Nashville, TN 37204	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,, hereinafter referred to as Grantor(s), hereby quitclaim to Linda June Hart as Trustee of Linda June Hart Trust Dated 02/24/2012 his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the Plan of Plan of Part of Mrs C. D. Berry's Property of record in Plat Book 3842, Page 43, and amended in Instrument No. 20100405-0025345 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mark Magnotte and Leslie Magnotte husband and wife, By Warranty Deed from Abigail L. Deblasis and Nicholas J. Deblasis, wife and husband dated June 23, 2015 recorded June 24, 2015, of record as Instrument No. 20150624-0060517 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Joseph B Hart as Trustee of Joseph B. Hart Trust Dated 02/24/2012 and Linda June Hart as Trustee of Linda June Hart Trust Dated 02/24/2012, By Warranty Deed from Mark Magnotte, unmarried and Leslie Magnotte, unmarried dated March 04, 2019 recorded March 05, 2019, of record as Instrument No. 20190305-0020108 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said has hereunto set his/her/their signature, on this, the February 12, 2021

Joseph B Hart as Trustee of Joseph B. Hart Trust Dated 02/24/2012

BY: Joseph B. Hart
Joseph B Hart
as Trustee

STATE OF ~~TENNESSEE~~ FLORIDA)
)
COUNTY OF OKALOOSA)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Joseph B Hart, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Trustee of Joseph B Hart as Trustee of Joseph B. Hart Trust Dated 02/24/2012, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the trust by him or herself as such trustee.

Witness my hand and seal at office in the aforesaid state and county this 12 day of FEBRUARY, 2021.

SEAL

STACEY AVRETT MY COMMISSION EXPIRES AUGUST 14, 2024 #GG 980071 Bonded thru Troy Fain Insurance NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC
COMMISSION EXPIRES: 8/14/24

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY