69550527-6951964

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock LLC
662 Woodward Avenue
Detroit Michigan 48226

NEW OWNER and
send tax bill to:
Charles Wesley Hardcastle
4594 Old Hickory Blvd.
Nashville Tennessee 37218

Karen Johnson Davidson County
Batch# 600638 DEEDQC
03/26/2021 09:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210326-0039916

Real Estate Tax ID Number: **07800001700**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED
Under T.C.A. Section 66-5-103(B)(2)

This No Consideration transfer between former spouses is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(E) as an adjustment of property rights between divorcing parties due to Judgment of Divorce entered on January 3, 2018, in Davidson County, Court Case No. 17D1314.

THIS QUITCLAIM DEED, made this 5th day of March, 2021 by and between **Charles Wesley Hardcastle, an unmarried man, and Sarah Prouty Grady FKA Sarah Prouty Hardcastle, a married woman**, whose post office address(es) is/are **4594 Old Hickory Blvd., Nashville, Tennessee 37218 and 925D Weeping Willow Rd., Hendersonville, Tennessee 37075,** as party or parties of the first part, "Grantor", and **Charles Wesley Hardcastle, an unmarried man,** whose post office address(es) is/are **4594 Old Hickory Blvd., Nashville, Tennessee 37218**, as party or parties of the second part, "Grantee",

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the

First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 4594 Old Hickory Blvd., Nashville, Tennessee 37218

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

Charles Wesley Hardcastle (SEAL)
Charles Wesley Hardcastle

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Charles Wesley Hardcastle**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Angel Bradley
Notary Public
Name: Angel Bradley
Commission Expiration Date: 2/20/2023

ANGEL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

69550527

_____ (SEAL)
Sarah Prouty Grady FKA Sarah Prouty Hardcastle

STATE OF Tennessee

COUNTY Sumner, to wit:

Personally appeared before me, a Notary Public of said county and State, **Sarah Prouty Grady FKA Sarah Prouty Hardcastle**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
Name: Logan R Brown
Commission Expiration Date: My Commission Expires April 23, 2024

LOGAN R BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Sumner **to wit:**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ZERO DOLLARS ($0.00) .

_____ **(SEAL)**
Affiant

Subscribed and sworn to before me on this the 3rd **day of** February, **20** 21.

_____
Notary Public
NAME: Logan R Brown
My Commission Expires: My Commission Expires April 23, 2024

69550527

LOGAN R BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
April 23, 2024

EXHIBIT A

Legal Description:

Land situated in the County of Davidson in the State of TN

TRACT NO. 1:

LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY HICKERSON AND SMITH ENGINEERS, DECEMBER 13, 1965 AND SOUTHERN LAND AND ASSOCIATES, INC., APRIL 7, 1978, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD, AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO WILBURN EARL HARRISON AND WIFE, BY DEED FROM JOE COLLIER, ET, AL, OF RECORD IN BOOK 4390, PAGE 241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE WITH HARRISON'S NORTHERLY LINE SOUTHEASTERLY 553 FEET TO AN IRON PIN; THENCE NORTHEASTERLY 245 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO PETER K. MIKONOVICH AND WIFE ELYIE JEAN MIKONOVICH, BY DEED FROM WILLIAM D. JOHNSON AND WIFE VIRGIE M. JOHNSON, OF RECORD IN BOOK 4447, PAGE 360, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH JOHNSON'S SOUTHERLY LINE NORTHWESTERLY 567 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE SOUTHERLY 248 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Charles Wesley Hardcastle and Sarah Prouty Hardcastle, by deed dated September 25, 2013 of record in Deed Instrument/Case No. 201401160004386, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 07800001700
Commonly Known As: 4594 Old Hickory Blvd., Nashville, Tennessee 37218

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne