QUITCLAIM DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-03-2021
(AFFIX SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 05-03-2021

Karen Johnson
Batch# 614106
04/13/2021 02:38:37 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20210413-0049312

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eunice Hardin	**New Owner**	**09113036900**
(NAME)	(NAME)	
404 Newton Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

EUNICE HARDIN

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ADRIAN HARDIN, SR., IN FEE SIMPLE ABSOLUTE, AND TO EUNICE HARDIN AS TO A LIFE ESTATE

THEIR HEIRS, SUCCESSORS, AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2, SUMMIT HILLS SUBDIVISION OF RECORD IN PLAT BOOK 9700, PAGE 702, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO EUNICE HARDIN BY QUITCLAIM DEED FROM EUNICE HARDIN AND ADRIAN HARDIN, SR., AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AS OF RECORD IN INSTRUMENT NO. 20210310-0031196, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter, and therefore Drafter does not accept liability for this instrument*****

This is improved property known as: **404 Newton Ct, Nashville, TN, 37209.**

Witness my hand this the 8 day of April, 2021.

Eunice Hardin
EUNICE HARDIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **EUNICE HARDIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of April, 2021.

Notary Public

My Commission Expires:

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023