Karen Johnson Davidson County
Batch# 615172 DEEDQC
04/15/2021 08:05:30 AM 3 pgs
Fees: $22.00 Taxes: $0.00
20210415-0050016

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, April 7, 2021.

Notary Public

My Commission Expires: November 12, 2024

JESSICA N. GABRIEL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

New Owners Address:
Douglas Daft and Justin LaCava
112 Fern Ave
Nashville, TN 37207

Send Tax Bills To:
Rapid Mortgage Company
7870 Kemper Road, Ste. 280
Cincinnati, OH 45249

Map-Parcel No.:
071-14-0-078.00

QUITCLAIM DEED

Douglas Daft ("Grantor"), for consideration in the amount of $10.00, hereby releases, remises and quitclaims to Robert J. Hazard, Trustee, his successors and assigns, all right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

And now, I the said Robert J. Hazard, Trustee, for the express purpose of creating a tenants by the entireties, do hereby quitclaim all right, title and interest unto **Douglas Daft and Justin LaCava**, as tenants-in-common, their heirs and assigns, the same property described in Exhibit A, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

Paula Francesca Edwards joins in the execution of this instrument to convey any interest she may have in the aforementioned property as spouse of Douglas Daft.

<Signature page to follow.>

IN WITNESS WHEREOF, this instrument is executed on April 7, 2021.

Douglas Daft

Paula Francesca Edwards

Robert J. Hazard, Trustee

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Douglas Daft and Paula Francesca Edwards**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, April 7th, 2021.

Notary Public

My Commission Expires: 05-09-2023

LIAM MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert J. Hazard, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, April 7, 2021.

Notary Public

My Commission Expires: November 12, 2024

JESSICA N. GABRIEL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

832468.1/2011927

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of W. G. Bushs Tract of record in Plat Book 421, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of property.

Being the same property conveyed to Douglas Daft, married, from Daniel M. Weisman and Elizabeth L Zuckerman, husband and wife, by warranty deed of record in Instrument No. 20210209-0018693, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This is improved real property commonly known as 112 Fern Avenue, Nashville, TN 37207.

True Copy Certification

I, Robert J. Hazard, 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 DAVIDSON)

Jessica Gabriel Robert J. Hazard

Personally appeared before me, ~~Lynne Jervis~~, a notary public for this county and state, ~~Andrew J. Bellm~~, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, April 7, 2021.

Notary's Signature

My Commission Expires: November 12, 2024

JESSICA N. GABRIEL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

832468 1/2011927