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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Boulevard, Suite 130**<br>**Nashville, TN 37215**<br><br>**File No. 210434362**<br><br>Karen Johnson Davidson County<br>Batch# 627499 DEEDQC<br>05/03/2021 12:35:39 PM 2 pgs<br>Fees: $12.00 Taxes: $0.00<br>20210503-0059048 | STATE OF TENNESSEE)<br>COUNTY OF DAVIDSON)<br><br>The actual consideration for this transfer is: $-0-.<br><br>Affiant<br>Subscribed and sworn to before me, this 26th day of April, 2021<br><br>Notary Public<br><br>My Commission Expires:<br><br>ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY<br>MY COMMISSION EXPIRES DECEMBER 15, 2021 |

## QUITCLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Jackson Hardeman and Shelley Hardeman<br>1040 Parkwood Terrace<br>Nashville, TN 37220 | New Owner | 145 12 0 013.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jackson O. Hardeman and wife, Shelley C. Hardeman and Jacqueline N. Hardeman** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Jackson O. Hardeman and wife, Shelley C. Hardeman and Nicole Hardeman Rutledge,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 35, LAKEVIEW MANOR, as shown on plat of record in Plat Book 2133, Pages 39, 40 and 41, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jackson O. Hardeman and wife, Shelley C. Hardeman and Jacqueline N. Hardeman, by Quitclaim Deed from Jackson O. Hardeman and wife, Shelley C. Hardeman, of record in Instrument No. 20120809-0071204, in the Register's Office of Davidson County, Tennessee, dated August 03, 2012 and recorded on August 09, 2012.

Being the same property conveyed to Jackson O. Hardeman and wife, Shelley C. Hardeman, by Warranty Deed from Combs L. Fort and wife, Ann H. Fort, of record in Book 9760, Page 199, in the Register's Office of Davidson County, Tennessee, dated August 08, 1995 and recorded on August 11, 1995.

**Jacqueline Nicole Hardeman is n/k/a Nicole Hardeman Rutledge. See Order of record in File No. 19-536-III in the Chancery Court for The State of Tennessee Twentieth Judicial District, Davidson County, Part III.**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April, 2021.

Jackson O. Hardeman

Shelley C. Hardeman

Jacqueline N. Hardeman n/k/a Nicole Hardeman Rutledge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jackson O. Hardeman, Shelley C. Hardeman, and Jacqueline N. Hardeman n/k/a Nicole Hardeman Rutledge the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of April, 2021.

Notary Public

ABBY BENSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES
DECEMBER 15, 2021