REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 630983 DEEDQC
05/07/2021 09:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210507-0061460

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 3rd DAY OF May, 2021

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

PATRICIA D. CAVITT
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAR 8, 2022

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

SEND TAX BILLS TO:
Renasant Bank
2001 Park Place, Suite 150
Birmingham, AL 35203

NEW OWNER:
Linda June Hart, Trustee
Joseph B. Hart, Trustee
834 Kirkwood Avenue
Nashville, TN 37204

QUIT CLAIM DEED

This indenture is made and entered into this 12 day of February, 2021 between LINDA JUNE HART AS TRUSTEE OF LINDA JUNE HART TRUST DATED 02/24/2012 (hereinafter referred to as "GRANTOR") and LINDA JUNE HART AS TRUSTEE OF LINDA JUNE HART TRUST DATED 02/24/2012 AND JOSEPH B HART AS TRUSTEE OF JOSEPH B. HART TRUST DATED 02/24/2012, in equal undivided interests as tenants in common (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

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.

Further being the same property conveyed to Linda June Hart as Trustee of Linda June Hart Trust Dated 02/24/2012, By Quitclaim Deed from Joseph B Hart as Trustee of Joseph B. Hart Trust Dated 02/24/2012 of record as Instrument No. **20210322-0037788** Register's Office for Davidson County, Tennessee.

TAX PARCEL # 118-02-0-270.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 834 Kirkwood Avenue, Nashville, TN 37204.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Linda June Hart

LINDA JUNE HART AS TRUSTEE OF
LINDA JUNE HART TRUST DATED 02/24/2012

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

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared LINDA JUNE 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 LINDA JUNE 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 969071 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