Karen Johnson Davidson County
Batch# 643785 DEEDQC
05/25/2021 11:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210525-0070705

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 30474819

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
H. Rodes Hart, Jr. 425 Westview Avenue Nashville, TN 37205	H. Rodes Hart, Jr. 425 Westview Avenue Nashville, TN 37205	116 15 0 013.00

WHEREAS, I, Page E. Hart, am an owner of the property hereinafter described as a tenant by the entirety with my spouse, H. Rodes Hart, Jr.;

WHEREAS, I now desire to convey to my spouse, H. Rodes Hart, Jr., all my right, title and interest in such property, so that he will be the sole owner of said property;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, PAGE E. HART, do hereby quitclaim and convey unto my spouse, H. RODES HART, JR., all of my right, title and interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 425 Westview Drive, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, I have executed this instrument on this 24th day of May, 2021.

Page E. Hart

Page E. Hart

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Page E. Hart, the within named bargainor, 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 24th day of May, 2021.

Jennifer Roberts
Notary Public

My Commission Expires:
November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 24th day of May, 2021.

Jennifer Roberts
Notary Public

My Commission Expires:
November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

EXHIBIT A

Being the following described real estate, situated within Davidson County, Tennessee, and being that property which was conveyed to Clarence S. Thomas and wife, Alice M. Thomas, Trustees of the Alice M. Thomas Revocable Trust, by deed of record in Instrument Number 20131024-0110793, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a 1-inch iron rod found in the right-of-way of Westview Avenue, 30 feet from the center, being at the northeast corner of Spradley, Instrument Number 20121002-0089548; runs thence with Spradley, and with Nichols, Instrument Number 20040831-0105235, each a portion of the way, North 87 degrees 58 minutes 01 seconds West, 429.83 feet to a ½-inch rebar with cap set on the west side of a rock wall in the east line of Bass, Instrument Number 20121128-0109386; thence with Bass North 01 degrees 42 minutes 27 seconds East, 147.00 feet to a 1-3/4-inch pipe found on the west side of a rock wall in the south line of Rich, Instrument Number 20031014-0152176; thence with Rich as follows: South 88 degrees 48 minutes 50 seconds East, 99.92 feet to a 1/2-inch rebar with Cherry cap found; North 02 degrees 04 minutes 19 seconds East, 51.64 feet to a ½-inch rebar found at the southwest corner of a 2-foot by 2-foot rock column at the southwest corner of Smith, Instrument Number 20130104-0001492; thence with Smith South 87 degrees 55 minutes 41 seconds East, 331.05 feet to a railroad spike found in the right-of-way of Westview Avenue; thence with the right-of-way South 02 degrees 07 minutes 43 seconds West, 199.89 feet to the Point of Beginning and containing 1.86 acres, more or less, as surveyed by Thomas A. Young, Tennessee Registered Land Surveyor Number 2265, of L. I. Smith & Associates, Inc., 302 North Caldwell Street, Paris, TN 38242, on November 13, 2015. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

Being the same property conveyed to H. Rodes Hart, Jr. and Page E. Hart by quitclaim deed of record in Instrument 20160223-0017270, Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Aubrey Burns, 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.

Aubrey Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, Aubrey Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: 1-3-23
Notary Seal (if on paper)

