Karen Johnson Davidson County
Batch# 659214 DEEDQC
06/17/2021 12:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210617-0081997

| | |
|---|---|
| **QUITCLAIM DEED** | STATE OF TENNESSEE}<br>COUNTY OF DAVIDSON}<br><br>The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant<br><br>Subscribed and sworn to before me This 15th day of June 2021.<br><br>Notary Public<br>My Commission Expires: |

ERIC C. ROUSE II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| Address New Owners as: | Tax Bill To: | Map / Parcel |
|---|---|---|
| Gregory A. Trudeau and<br>Anita C. Trudeau<br>1109 Horseshoe Cove<br>Mt. Juliet, TN 37122 | New Owner | Map 044-090-004.00 |

**This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Gary Hart and wife, Claire Hart** (The "Grantors") by these presents do quitclaim, transfer and convey unto **Gregory A. Trudeau and wife Anita C. Trudeau** (The "Grantees"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being a part of Lot No. 263 on the Map of Rayon City , Old Hickory, Tennessee, as of record in Book 843, page 13, Register's Office for Davidson County, Tennessee.

Said part of Lot. No. 263 being the back portion of said lot on the South side of Keaton Avenue in a triangular shape running back 35 feet on the North side, bordered by Lot No. 260 and 38.3 feet on the South side, bordered by Lot No. 269 and 25 feet on the East side.

Being part of the same property conveyed to Gary Hart and wife , Claire Hart by Installment Deed from Ben C. Robinson and wife, Phyllis Robinson of record in Instrument 20010109- 0002720, Register's Office for Davidson County, Tennessee

This is improved property commonly known as a portion of 208 Rayon Drive, Old Hickory, TN 37138.

This conveyance is subject to all restrictions and encumbrances of record. This deed is being executed to effectuate the conveyance to the Grantees of Tract No. II as shown in Instrument 20010109-0002720, Register's Office for Davidson County, Tennessee. It was the intent of the Grantors to convey this tract to Grantors in the Warranty Deed of record in Instrument 20070305-0026762, Register's Office for Davidson County, Tennessee but was omitted due to inadvertence.

Witness my hand this 15th day of June 2021.

Gary Hart

STATE OF Tenesse }
COUNTY OF Davidson }

ERIC C. ROUSE II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Before me, the undersigned of the state and county mentioned, personally appeared Gary Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath stated he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Davidson County, Tennessee, this 15th day of June 2021.

Notary Public

My Commission Expires: May 5, 2025

Claire Hart

STATE OF TENNESSEE}
COUNTY OF Davidson}

Before me, the undersigned of the state and county mentioned, personally appeared Claire Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath stated she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Davidson county, Tennessee, this 8th day of June 2021.

Notary Public

My Commission Expires: May 5, 2025

ERIC C. ROUSE II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## Tennessee Certification of Electronic Document

I, Robert S. Notestine, III, 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.

Signer's Name

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brian James, a notary public for this county and state, Robert S. Notestine, III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary's Signature

MY COMMISSION EXPIRES: 7/9/24

NOTARY'S SEAL

BRIAN C. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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