Karen Johnson Davidson County
Batch# 674859 DEEDQC
07/12/2021 11:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210712-0093301

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
30827761

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Parcel ID Number:
Thomas Rodes Hart P.O. Box 210379 Nashville, TN 37221	Thomas Rodes Hart P.O. Box 210379 Nashville, TN 37221	Map and Parcel: 118 01 0 029.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, RON MILLS, TRUSTEE OF THE THOMAS RODES HART 2008 TRUST U/A/D 1-15-2008, hereby quitclaims and conveys to THOMAS RODES HART, his heirs and assigns, all of the Trust's right, title and interest in and to the property described on Exhibit A hereof.

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 1406 Sweetbriar Avenue, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 11th day of June, 2021.

THOMAS RODES HART 2008 TRUST
U/A/D 1-15-2008

By: Ron Mills, Trustee
Ron Mills, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Ron Mills, Trustee of the Thomas Rodes Hart 2008 Trust u/a/d 1-15-2008, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal this 11th day of June, 2021.

Nayo M. A. Spencer
Notary Public

My Commission Expires:
September 6th 2022

NAYO M.A. SPENCER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Ron Mills
Affiant

Subscribed and sworn to before me this 11th day of June, 2021.

Nayo M. A. Spencer
Notary Public

My Commission Expires:
September 6th 2022

NAYO M.A. SPENCER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

EXHIBIT A

Land in Davidson County, Tennessee being the westerly one-half of Lot 101, as shown on the map entitled Map of Belmont Land Company's Plan, Called Belmont Heights, of record as Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of said lot fronts 50 feet on the northerly side of Sweetbriar Avenue and runs back between parallel lines along the easterly margin of 15th Avenue South 188 feet to an alley in the rear.

Being the same property conveyed to Ron Mills, Trustee of the Thomas Rodes Hart 2008 Trust u/a/d 1-15-2008 by Warranty Deed of record as Instrument No. 20130501-0043623, in the Register's Office of Davidson County, Tennessee.

30827761.1

Certificate of Authenticity

I, Adam F. Harrer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 11, 2021.

Date

Affiant Signature

07/09/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 09 day of July, 20 21.

Lucretia Albert

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

