Karen Johnson Davidson County
Batch# 703843 DEEDQC
08/24/2021 03:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210824-0114434

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
31348310

QUITCLAIM DEED
TO CREATE TENANCY BY THE ENTIRETIES

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

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), and in order to create a tenancy by the entireties with my wife, Mallory B. Hart, I, THOMAS RODES HART, pursuant to T.C.A. Section 66-1-109, do hereby quitclaim and convey unto myself, THOMAS RODES HART, and my wife, MALLORY B. HART, as tenants by the entireties, the property described on Exhibit A hereto.

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

The source of this description is the prior deed.

This is improved property known as 1406 Sweetbriar Avenue, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 20 day of August, 2021.

Thomas Rodes Hart

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Thomas Rodes 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20 day of August, 2021.

Notary Public

My Commission Expires:
5/5/2025

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 20 day of August, 2021.

Notary Public

My Commission Expires:
5/5/2025

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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 Thomas Rodes Hart by Quitclaim Deed of record in Instrument No. 20210712-0093301, Register's Office for Davidson County, Tennessee.

31348310.1

Certificate of Authenticity

I, Lucretia Albert, 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 August 20, 2021.

Date

Lucretia Albert

Affiant Signature

08/24/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of August, 2021.

Aubrey D. Burns

Notary's Signature

My Commission Expires: 09-06-2022

Date

Notary's Seal (if on paper)

AUBREY D. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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