Name and Address of New Owner:
Send Tax Bills To:
Danielle Tomlin
3241 River Walk Drive
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 735334 DEEDQC
10/12/2021 03:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211012-0137304

This Instrument Prepared By:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122

Map & Parcel No: 085 12 0A 043.00

QUITCLAIM DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Martin E. Hart, unmarried man** "the Grantor," convey and quitclaim unto **Danielle Tomlin, single woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 37 on the plan of Rivers Edge Section Three Jackson Downs Phase Two, of record in Book 9700, Page 689, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Danielle L. Tomlin, a married woman and Martin E. Hart, a married man as joint tenants with rights of survivorship, by Warranty Deed from Crystal Leigh Morgan and husband, John M. Morgan, Jr., of record in Instrument No. 20160105-0000814, in the Register's Office of Davidson County, Tennessee , dated December 18, 2015 and recorded on January 05, 2016. (Final Decree of divorce filed December 15, 2017 with 3rd Circuit Court for Davidson County, Tennessee, Probate Case No 17D1321.) Danielle L. Tomlin a/k/a Danielle Tomlin.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 1 day of October, 2021.

_____(SEAL)
Martin E. Hart

STATE OF TENNESSEE
COUNTY OF Davidson

On this ~~29th~~ 1st day of ~~September, 2021~~ October 2021(a), before me personally appeared Martin E. Hart to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1 day of October, 2021.

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

_____
~~Notary Signature~~
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 1 day of October, 2021.

_____
Notary Signature
My commission expires:

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

202110120137304

Certificate of Authenticity

I, **Joshua A. Terry**, 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 October 1st 2021.

Affiant Signature

10/8/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/8/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON