THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 034030
PARCEL: 028.00

NEW OWNER'S ADDRESS:
Larry L. Hoard & Lauren E. Hoard
112 Twin Hills Dr.
Madison, TN 37115

SEND TAX BILLS TO:
Loan Depot
PO Box 77404
Ewing, NJ 008628-77404

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND HOMESTEAD TITLE & ESCROW, LLC SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy, **as tenants in common with rights of survivorship,** I, Larry L. Hoard, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Shepard Hills, Section 6, as shown by plat of record in Book 3106, Page 50, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Larry L. Hoard by Quitclaim Deed dated 11/17/2003 from Larry Hoard and wife, Darlene Mitchell Hoard of record in Instrument No. 20031124-0170705, and Larry L. Hoard and wife, Darlene Mitchell Hoard by Warranty Deed dated 4/30/1992 from George Gray, unmarried of record in Book 8626, Page 273, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as: 112 Twin Hills Drive, Madison, TN 37115.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Larry L. Hoard, unmarried and Lauren E. Hoard, unmarried, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 15 day of October, 2021.

Karen Johnson Davidson County
Batch# 740550 DEEDQC
10/21/2021 11:03:26 AM 2 pgs
Fees: $17.00 Taxes: $0.00



20211021-0141324

Larry L. Hoard

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Larry L. Hoard, the 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 an official seal this the 15th day of October, 2021.

Karen B. Heavener
Notary Public
My Commission Expires:

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the 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 an official seal this the 15th day of October, 2021.

Karen B. Heavener
Notary Public
My Commission Expires:

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

The actual consideration or value whichever is greater for this transfer is $0.

Larry L. Hoard
Affiant

Sworn and subscribed before me, this the 15th day of October, 2021.

Karen B. Heavener
Notary Public
My Commission Expires:

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023