THIS INSTRUMENT PREPARED BY:
KRISTEN B. AMONETTE
LINDSEY AMONETTE NEMER + GLASSFORD, PLLC
ONE AMERICAN CENTER
3100 WEST END AVENUE, SUITE 250
NASHVILLE, TENNESSEE 37203
(615) 313-3991
(615) 313-3968 (FACSIMILE)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer pursuant to Tennessee Code Annotated § 67-4-409 is $0.00 as it is part of an adjustment of property rights between divorcing parties as part of a FINAL DECREE OF DIVORCE entered in the Fourth Circuit Court for Davidson County, Tennessee, Case No. 21D542.

Robert C. Hardin

Affiant / Robert Charles Hardin

Subscribed and sworn to before me on this 30th day of September, 2021.

Notary Public

My Commission Expires: Isaac Thornton NOTARY PUBLIC State of South Carolina My Commission Expires 6/7/2031

NOTARY PUBLIC CAROLINA ISAAC THORNTON MY COMMISSION EXPIRES 6/7/2031

Karen Johnson Davidson County
Batch# 757136 DEEDQC
11/17/2021 12:54:56 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211117-0153165

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Marie Josée Hardin 1821 Kaylee Meadow Lane Hermitage, Tennessee 37076	SAME	MAP 098 GROUP 13-0-C PARCEL 107

FOR AND IN CONSIDERATION of the sum of no dollars and no cents and for other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Robert Charles Hardin, also known as Robert Hardin (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto Marie Josée Hardin, also known as Marie Hardin (hereinafter "Grantee") any interest he has or may have in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

BEING Lot No. 116, on the Plan of Phase Four, Section One, The Meadows of Seven Points, of record in Instrument 20040227-0022425, Register's Office for

Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Frank Batson Homes, Inc., by Quitclaim Deed from Seven Points, LLC of record in Instrument 20041215-0149108, said Register's Office.

BEING the same property conveyed to Robert Hardin and wife, Marie Hardin, by Warranty Deed from Frank Batson Homes, Inc., of record in Instrument No. 20041215-014109, Register's Office for Davidson County, Tennessee, recorded December 15, 2004, and re-recorded in Instrument No. 20041229-0153527, Registers Office for Davidson County, Tennessee, recorded December 29, 2004.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11670, Page 822 and Book 11670, Page 837, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20040227-0022425; and (3) Storm Water Easement of record in Book 11681, Page 411 and Book 11738, Page 776, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is Improved (X) property, known as 1821 Kaylee Meadow Lane, Hermitage, TN 37076.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER, OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

WITNESS my hand this the 30th day of September, 2021.

Robert C. Hardin

ROBERT CHARLES HARDIN

SC IT

STATE OF ~~TENNESSEE~~)
COUNTY OF Charleston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Charles Hardin**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 30th day of September, 2021.

NOTARY PUBLIC

Isaac Thornton
NOTARY PUBLIC
State of South Carolina
My Commission Expires 6/7/2031

My Commission Expires:

SOUTH CAROLINA NOTARY PUBLIC MY COMMISSION EXPIRES 6/7/2031 ISAAC THORNTON