Karen Johnson Davidson County
Batch# 781805 DEEDQC
12/30/2021 10:47:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211230-0171742

5231

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

Lawyer's Escrow Service, Inc. 2021 Richard Jones Road, Suite 220; Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Amanda Hackney
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of December, 2021.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Amanda Kathryn Hackney 1005 Pierce Road Madison, TN 37115	Same as Owner	043 01 0 140.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **Michael R. Hackney** (hereinafter "Grantor"), for the purpose of divesting myself of my entire ownership interest in this property as a tenant in common with Grantee, do hereby convey, remise, release and quitclaim unto **Amanda Kathryn Hackney** (hereinafter "Grantee"), and her heirs, successors and assigns, thus vesting said Grantee with ownership of the entire property, the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Re-subdivision of the South Part of Lot "H", W.P. Ready's Subdivision, of record in Book 4955, Page 14, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amanda Hackney and Michael R. Hackney, joint tenants in Warranty Deed from New Light Properties, LLC, a Tennessee limited liability company dated 05/08/2015 and recorded 05/19/2015 in Instrument Number 20150519-0046171 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1005 Pierce Road, Madison, TN 37115.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 15 day of December, 2021.

Michael R. Hackney

Michael R. Hackney, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael R. Hackney, the within named bargainor, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, and further upon oath acknowledged that he did freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 15 day of December, 2021.

Commission Expires: _____

_____
Notary Public

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 15 day of December, 2021.

Ernest D. Bennett, III 12/15/2021

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 15 day of December, 2021.

Mary Gail Porter

Notary's Signature

Commission Expires: January 10, 2023