QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/30/2025 (AFFIX SEAL)

JM-RG-19-1135

TONICA S ATKINSON NOTARY PUBLIC LENOIR COUNTY, NC

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1135 Clifton, LLC, a Tennessee limited liability company	**NEW OWNER**	
(NAME)	(NAME)	**118-09-0-244.00**
1621 Dunraven Drive		
(ADDRESS)	(ADDRESS)	
Raleigh, NC 27612		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration. the receipt of which is hereby acknowledged, **THOMAS WEBB HART, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1135 CLIFTON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2A on the Plan of Plan of Zone Lot Division of Lots 2, 3, 4, 5, 7, Granclift Subdivision of record in Plat Book 6250, Page 305, amending Plat of record in Book 6200, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Webb Hart, unmarried man by deed from Matthew J. Giannetti, an unmarried man of record in Instrument No. 20190305-0019904, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1135 Clifton Lane, Nashville, Tennessee 37204**.

Karen Johnson Davidson County
Batch# 827446 **DEEDQC**
03/24/2022 08:41:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220324-0033768

Witness my/our hand(s) this the 17 day of March, 2022.

Thomas Webb Hart

STATE OF NORTH CAROLINA
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS WEBB 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of March, 2022.

Notary Public
My Commission Expires: 11/30/2025
(SEAL)

TOMICA S ATKINSON NOTARY PUBLIC LENOIR COUNTY, NC

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206