Karen Johnson Davidson County
Batch# 925306 DEEDQC
10/05/2022 09:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221005-0109767

**THIS INSTRUMENT PREPARED BY:** **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

**THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.**

**ADDRESS NEW OWNER: SEND TAX BILLS TO: MAP & PARCEL NOS.:**

| | | |
|---|---|---|
| Theresa Ann Hart, Trustee of The Theresa Ann Hart Revocable Living Trust | Same | 173 09 0A 606.00 |
| 2405 Alteras Drive | | |
| Nashville, TN 37211 | | |

## QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **THERESA HART**, do hereby convey to **THERESA ANN HART, Trustee of THE THERESA ANN HART REVOCABLE LIVING TRUST dated October 4, 2022**, all of my right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Being all of Lot No. 756, on the plan of Section One of Phase Eight, Lenox Village, according to plat and survey appearing of record in Instrument Number 20060824-0104608, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Theresa Hart, by Warranty Deed July 30, 2021, from Whitney M. Fuquay, an unmarried person, of Record in Instrument No. 20210802-0103417, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Theresa Hart and Theresa Ann Hart are one and the same person.

**This is improved property known as 2405 Alteras Drive, Nashville, TN 37211.**

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4th day of October, 2022.

Theresa A. Hart

**THERESA HART**

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**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THERESA HART**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 4th day of October, 2022.

Elizabeth Ryder Sykes

**Notary Public**

My commission expires:

ELIZABETH RYDER SYKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

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**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

The actual consideration or value of this transfer is $ - 0 - .

Theresa A. Hart

**Affiant**

Sworn to and subscribed before me this
4th day of October, 2022.

Elizabeth Ryder Sykes

**Notary Public**

My commission expires:

ELIZABETH RYDER SYKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

## CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 4, 2022**.

**October 5**, 2022
Date

Elizabeth Ryder Sykes
**Elizabeth Ryder Sykes**

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

Sworn to and subscribed before me this **5th** day of **October**, 2022.

Linda J. Williams
**Notary Public**

LINDA J WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My commission expires:

March 3, 2026