Name and Address of New Owner: Rochelle Hart
Send tax Notices to Same : 20 Bledsoeborough Lane, Riddleton, TN 37151

Karen Johnson Davidson County
Batch# 956906 DEEDQC
12/30/2022 02:36:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221230-0134065

****

State of Tennessee)
County of Smith)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

CHRISTOPHER D HART
Affiant

Sworn to and subscribed before me, the 8 day of December, 2022.

James David Bass
Notary Public

JAMES DAVID BASS
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY
MY COMMISSION EXPIRES 11-15-2023

My Commission Expires: 11/15/23

Parcel No. 081-15-0-421.00

****

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of *TEN and No/100 Dollars* ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **CHRISTOPHER HART**, have bargained and sold and by these presents do hereby *REMISE, RELEASE* and *FOREVER* quitclaim unto **ROCHELLE HART F/K/A ROCHELLE A. LeGARDE,** her heirs and assigns, all my interest in and to a certain tract or parcel of land lying and being in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 30.4 ft. of Lot #7 in J.M. and T.J. Harding's Subdivision as of record in Plat Book 21, Page 81, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Rochelle A. LeGarde by deed from MM&J Properties, LLC, dated August 30th, 2018, of record in Instrument No. 20180904-0087474, Register's Office for Davidson County, Tennessee. Rochelle Hart and Rochelle A. LeGarde is one and the same person. The grantor and grantee are husband and wife.

This instrument prepared by:
BASS AND BASS, ATTORNEYS
P. O. Box 500 Carthage, Tennessee 37030

This is improved property commonly known as 1719 Heiman Street, Nashville, Tennessee.

Possession: Date of Deed

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, all of which **ROCHELLE HART F/K/A ROCHELLE A. LeGARDE,** her heirs and assigns, assumes.

WITNESS my hand this the 8 day of December, 2022.

CHRISTOPHER D HART
CHRISTOPHER HART

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **Christopher Hart**, the bargainor, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

8 **WITNESS MY HAND** and official seal at Offices, Smith County, Tennessee, this the day of December, 2022.

Notary Public

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY
MY COMMISSION EXPIRES 11-15-2023

My commission expires: 11/15/23
QC-Davidson County-Hart to Hart